

PROPOSAL FOR

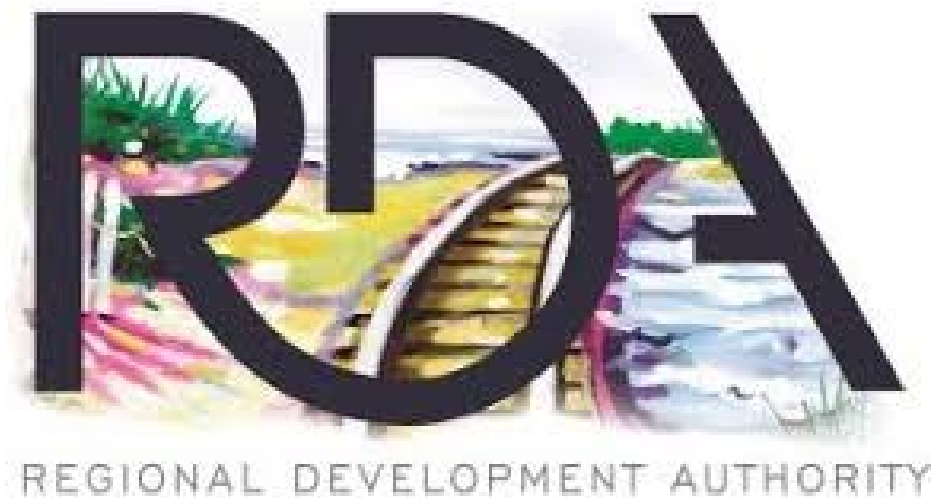
Commercial Property Demolition and Site Restoration

At Parcels 45-08-03-181-003/004 & 45-08-09-437-010

PROJECT NO. NWI RDA – BE – 2025-01

Northwest Indiana Regional Development Authority

Gary Commercial Blight Elimination Program



PREPARED BY:

Egis BLN USA, Inc.

8320 Craig Street

Indianapolis, IN 46250



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PROJECT LOG
FOR
DEMOLITION AND SITE RESTORATION AT
PARCEL NUMBERS 45-08-03-181-003/004 & 45-08-09-437-010

This project is for the scheduled demolition of improvements and site restoration at the commercial properties listed herein unless otherwise specified in the contract. The project is located within the city limits of Gary, Indiana, in association with the Gary Commercial Blight Elimination Program. Contact information for the Engineer is provided below.

Egis BLN USA, Inc. (Egis)
8320 Craig St.
Indianapolis, IN 46250

Steven Roach, Project Engineer
Steven.roach@egis-group.com
248.308.7601

Ryan Jones, Program Manager
ryan.jones@egis-group.com
313.682.7903

DESCRIPTION OF WORK:

The work included in this contract generally includes, but is not limited to, the following scopes of work:

1. Hazardous and regulated materials removal and disposal
2. Demolition, removal, and disposal of commercial structures and associated appurtenances
3. Backfilling
4. Site restoration
5. Maintenance of traffic
6. Soil erosion and sedimentation control (SESC)

LOCATION OF WORK:

The work specified herein shall be performed at the locations below:

1. Parcel 45-08-03-181-003/004
700 and 716-22 E. 5th Avenue
Gary, IN 46402
2. Parcel 45-08-09-437-010
1700-1704 Broadway
Gary, IN 46402

PROEJCT SPECIFICATIONS:

Work shall be performed as described in the Project Log and in accordance with the following standards, specifications, plans, and provisions, unless otherwise specified.

1. 2024 INDOT Standard Specifications

2. Special Provision for Hazardous and Regulated Materials Removal and Disposal
3. Special Provision for Commercial Building and Property Improvements Removal
4. Special Provision for Maintaining Traffic – Parcel Numbers 45-08-03-181-003/004 & 45-08-09-437-010
5. Maintenance of Traffic Plans – 700-716 E. 5th Avenue (US 12/US 20) Demolition Project
6. Maintenance of Traffic Plans – 1704 Broadway (SR 53) Demolition Project

PROGRESS CLAUSE:

After award, do not begin work without written Notice to Proceed from the Engineer. In no case may any work commence prior to contract award.

After award and prior to the start of work, attend a pre-construction conference with the Engineer. The Engineer will determine the day, time, and place for the pre-construction conference.

At or before the pre-construction conference, submit a progress schedule in a format acceptable to the Engineer. The schedule shall include the start dates and estimated times to prosecute significant activities and phases of work.

All contract work shall be continuous upon commencing. Work on site shall not be idle for any duration exceeding 72 hours. The Contractor is responsible to provide sufficient resources and adjust work schedules as necessary to complete all work within the specified contract time.

All work at Parcel 45-08-09-437-010 (1700-1704 Broadway) shall be completed within 60 (sixty) calendar days following receipt of Notice to Proceed.

All work at Parcel 45-08-03-181-003/004 (700 & 716-22 E. 5th Avenue) shall be completed within 90 (ninety) days following receipt of Notice to Proceed.

UTILITIES:

1. The Contractor is responsible for locating public utilities through the Indiana811 system prior to mobilizing to the site.
2. Active overhead and/or underground utility facilities may be present in close proximity to the properties included in this contract. The Contractor is responsible for reviewing each site to determine whether such utilities will impact demolition and/or site restoration methods.
3. The Contractor is responsible for planning and executing all activities to avoid impacts to existing utility facilities. If damage to a utility facility occurs or it becomes apparent that damage may occur, suspend work and immediately notify the Engineer.
4. The Engineer has facilitated retirement of water, electric, and gas utility services at the parcels included in this contract. Refer to the Utility Retirement Status table for dates of retirement. Utilities noted “TBD” have not been retired as of the time of contract advertisement. The Engineer will confirm retirement of these utilities prior to issuing Notice to Proceed.

UTILITY RETIREMENT STATUS				
PARCEL ID	ADDRESS	NIPSCO GAS	NIPSCO ELECTRIC	INDIANA AMERICAN WATER
45-08-09-437-010	1700-1704 Broadway, Gary, IN 46402	01/29/2025	TBD	02/24/2025
45-08-03-181-003/004	700 & 716-22 E. 5 th Ave., Gary, IN 46402	01/29/2025	TBD	02/24/2025

GENERAL NOTES:

1. Not all parcels may be available for demolition immediately upon contract award. No additional compensation above the contract amount will be allowed due to delays in receipt of Notice to Proceed for individual parcels.
2. Provide the Engineer with at least a 48-hour notice prior to mobilizing to the site. The Engineer may delay or suspend work if notice is not provided.
3. Refer to the Parcel Specifics Sheet(s) for details pertaining to the scope of work at each parcel.
4. The Contractor is responsible for obtaining all required permits. Permit fees are considered incidental to contract pay items and will not be reimbursed separately.
5. The Contractor is required to plan and perform all work in accordance with applicable federal, state, and local laws, regulations, and ordinances.

ITEMS OF WORK:

The following items of work are included in the Base Bid and apply as detailed in this Proposal and as directed by the Engineer. All other work described in the Project Log and other contract documents is considered incidental to these items and will not be paid for separately.

Pay Item	Quantity	Unit
_Building and Property Improvements Removal, Commercial – Parcel 45-08-03-181-003/004	1	LS
_Hazardous and Regulated Materials Removal, and Disposal – Parcel 45-08-03-181-003/004	1	LS
_Building and Property Improvements Removal, Commercial – Parcel 45-08-09-437-010	1	LS
_Hazardous and Regulated Materials Removal, and Disposal – Parcel 45-08-09-437-010	1	LS

Upon completion of associated work, submit all required supporting documentation and an invoice/request for payment for each applicable Pay Item to the Engineer. Payment will be made to the Contractor by the Northwest Indiana Regional Development Authority (RDA).

PARCEL SPECIFICS SHEET (PROJECT LOG)

PROJECT NUMBER

NWI RDA – BE – 2025-01

PARCEL NUMBER(S)

45-08-03-181-003/004

Includes the following individual tax parcels

45-08-03-181-003

45-08-03-181-004

PARCEL ADDRESS(ES)

700 E. 5th Avenue, Gary, IN 46402

716-722 E. 5th Avenue, Gary, IN 46402

PARCEL INFORMATION

1) SITE DESCRIPTION

The site is located on E. 5th Avenue between Carolina Street and Georgia Street. Two separate parcels are included in the area bounded by 5th Avenue to the south, Carolina Street to the east, and public alleyways to the east and north. There are two side-by-side structures present on the parcel, both of which will be demolished. Asphalt pavement is present between Carolina Street and BLDG 1, and between BLDG 1 and BLDG 2 and the northern alleyway. The site is rectangular in shape and encompasses approximately 18,750 SFT.

2) STRUCTURE DESCRIPTION(S)

Parcel 45-08-03-181-003/004: 1– Story Commercial Building

Structure ID	Structure Designation*	Structure Height	Structure SFT
BLDG 1 (700 E. 5 th)	NB	1-story	6,250
BLDG 2 (716-722 E. 5 th)	NB	1-story	5,000

**as defined per Special Provision for Commercial Building and Property Improvements Removal*

BLDG 1 and BLDG 2 are slab-on-grade concrete block and brick structures with steel and wood roof trusses. Flat membrane roofs are present at both buildings. Interior walls are concrete block and/or wood framed. A brick chimney is present at the northwest corner of BLDG 1 and steel roll-up doors are present on the north side of both buildings. Interior features include, but are not limited to, electrical, mechanical and plumbing equipment; various fixtures; abandoned furniture; and other miscellaneous appurtenances.

Parcel 45-08-03-181-003/004 – Environmental

Various hazardous and regulated materials, including but not limited to Asbestos Containing Materials (ACM) and Other Regulated Materials (ORM) are present throughout the structures as identified in the 45-08-03-181-003/004 HRM Report, dated February 11, 2025. For the purposes of HRM survey and reporting, BLDG 1 and BLDG 2 were considered 1 structure.

Parcel 45-08-03-181-003/004 – Site Work and Utilities

Various ancillary features are present throughout and adjacent to the site, including but not limited to concrete sidewalk, asphalt pavement, bollards, and trees/brush.

PARCEL SPECIFICS SHEET (PROJECT LOG)

Various public and private utility facilities are present adjacent to the parcel, including but not limited to electric, gas, water, sewer, and communications. Such utility features are further described in Section 4 – Special Conditions.

3) SCOPE OF WORK

a) Permitting

- i) The Contractor shall obtain an Indiana American Water (IAW) fire hydrant permit. The Contractor shall comply with all applicable terms and conditions of the permit throughout the duration of the project.
- ii) Within 1 (one) calendar day of receipt of Notice to Proceed, the Contractor or the Contractor's asbestos abatement subcontractor shall submit a Notification of Demolition and Renovation Operations (State Form 44593) for the removal of all identified asbestos materials. A copy of the form shall be provided to the Engineer at the time of submission. It is the Contractor's responsibility to monitor and keep the Notification current. Any revision dates to the Notification shall be approved by the Engineer before amending the form. The Contractor must ensure the period(s) of time for each activity are concurrent and not sequential.
- iii) No less than 10 (ten) calendar days prior to the start of demolition activities, the Contractor shall submit a separate Notification of Demolition and Renovation Operations (State Form 44593). A copy of the form shall be provided to the Engineer at the time of submission. It is the Contractor's responsibility to monitor and keep the Notification current. Any revision dates to the Notification shall be approved by the Engineer before amending the form. The Contractor must ensure the period(s) of time for each activity are concurrent and not sequential.
- iv) The Engineer has obtained a INDOT permit for lane closures on Broadway Ave./US53. The Contractor is required to finalize the permit for all work in the INDOT right-of-way, including all maintenance of traffic activities, and provide the required permit bonds or other associated bonds.
- v) The contractor shall comply with the General Construction Requirements of Section 202 of the INDOT Standard Specifications.

b) Maintenance of Traffic and Site Security

- i) Maintain traffic in accordance with the *SPECIAL PROVISION FOR MAINTAINING TRAFFIC – PARCEL NUMBER 45-08-03-181-003/004*, the *MAINTENANCE OF TRAFFIC PLANS for 700-716 E. 5TH AVENUE DEMOLITION*, and INDOT 2024 Standard Specifications.
- ii) Place temporary fencing throughout the perimeter of the structure(s) and staging area(s). Such fencing shall consist of either base-mounted movable fence panels or 96-inch-tall chain link fence on driven posts. If moveable panels are utilized, sufficient ballast shall be provided to ensure that fencing remains secure and in place. If driven posts are utilized, the Contractor is responsible for backfilling and patching fence post holes following removal of fencing. The Contractor is responsible for alignment, maintenance and/or replacement of damaged fencing throughout the duration of the project.
- iii) The Contractor is responsible for maintaining safety and security of the site during all working and non-working hours.

c) Environmental

PARCEL SPECIFICS SHEET (PROJECT LOG)

- i) Remove and dispose of all Asbestos Containing Materials (ACM) and Other Regulated Materials (ORM) identified in the *45-08-03-181-003/004 HRM Report*, dated February 11, 2025. All ACM, and ORM removal and disposal shall be completed in accordance with the *SPECIAL PROVISION FOR HAZARDOUS AND REGULATED MATERIALS REMOVAL AND DISPOSAL* and all applicable local, state, and federal laws, regulations, and guidelines.
 - (1) Prior to commencing abatement activities, the Contractor shall attend a pre-abatement site inspection as scheduled by the Engineer. The intent of this inspection is to ensure all items requiring abatement are clearly identified and to resolve any quantity discrepancies that may be noted.
 - (2) Following removal of all ACM and/or ORM and prior to removal of containment materials (as applicable), the Engineer will conduct a Post-Abatement Verification (PAV) inspection to confirm all identified materials have been properly removed. The Contractor shall provide a minimum 24-hour notice when requesting a PAV inspection to be scheduled. PAV inspections may be requested for individual rooms and/or portions of a structure as abatement operations progress.
 - (3) The contractor shall provide an *IC-203 Request for Approval of Borrow or Disposal Site* 14 days prior to materials being removed from the jobsite location. This form shall be approved by the Engineer prior to the site specified being utilized for borrow or disposal of material.

d) Demolition

- i) Fully remove and dispose of all above grade components of BLDG 1 and BLDG 2 in accordance with the *SPECIAL PROVISION FOR COMMERCIAL BUILDINGS AND PROPERTY IMPROVEMENTS REMOVAL*.
- ii) Fully remove and dispose of all below grade components of BLDG 1 and BLDG 2, including but not limited to, slabs, footings, foundations, floor drains, and other miscellaneous features.
- iii) Fully remove and dispose of all ancillary features, including but not limited to, asphalt pavement, bollards, and trees/brush, in accordance with the *SPECIAL PROVISION FOR COMMERCIAL BUILDING AND PROPERTY IMPROVEMENTS REMOVAL*.
- iv) Prior to demolition, sawcut all sidewalk and pavement adjacent to the north, south, and east sides of BLDG 1 and BLDG 2 as close to the structure(s) as possible, but no greater than 1 foot from the face of the building. Prior to removing the asphalt pavement west of BLDG 1, sawcut pavement adjacent to Carolina Street as directed by the Engineer. Remove pavement within the limits of saw cutting with all other alleyway pavement and sidewalk to remain in place. Layout of saw cutting shall be coordinated with and approved by the Engineer prior to saw cutting work commencing.

e) SESC, Site Work, and Utilities

- i) Prior to demolition and/or site work commencing, place inlet protection (fabric drops) at all existing drainage structures adjacent to the site on 5th Ave. and Carolina St. and any applicable drainage structure as directed by the Engineer.
- ii) Unknown drainage structures and/or features may be encountered at various locations throughout the parcel. Notify the Engineer immediately if such features are encountered during demolition.

PARCEL SPECIFICS SHEET (PROJECT LOG)

- iii) Disconnection of gas, electric, and water services to the parcel(s) will be coordinated by the Engineer prior to demolition.
- iv) Remove and dispose of the sanitary sewer outlet pipe(s) as encountered throughout the parcel. Bulkhead the sanitary sewer pipe(s) at the nearest parcel boundary and as directed by the Engineer according to subsection 720.05 of the Standard Specifications. Gary Sanitary District (GSD) personnel must be present to inspect capping of all sanitary sewer lines. Notify the Engineer a minimum of 24-hours prior to capping of sanitary lines to schedule GSD inspection.
- v) Backfill all voids and/or depressions created by demolition and grade the site to drain, as directed by the Engineer. Provide backfill material meeting the requirements of INDOT 2024 Standard Specifications 904.06 (B Borrow) from an approved INDOT Certified Aggregate Producer Program (CAPP) source and compact in lifts no greater than 6 inches in depth to within 6 inches of the final grade.
- vi) Place topsoil free from rocks, roots, and debris within the final 6 inches and grade to allow for adequate drainage.
- vii) Place seed, fertilizer, and mulch throughout all disturbed areas. Seed shall be INDOT seed mixture R and the application rate per acre shall conform with INDOT 2024 Standard Specification Subsection 621.06. Fertilizer and mulching materials shall be applied at the following rates:
 - (a) Fertilizer: 800 lb/ac
 - (b) Mulch: 2 t/ac
- viii) Following placement of slope restoration, place silt fence throughout the perimeter of all restored areas. Silt fence shall remain in place and be maintained until restorative growth is deemed acceptable by the Engineer.

4) SPECIAL CONDITIONS

- a) All work shall be performed within the parcel boundaries or within closed portions of Carolina St., unless otherwise specified or as approved by the Engineer. Any damaged facilities within the public right-of-way shall be repaired and/or replaced at the Contractor's expense.
- b) The Contractor shall be responsible for the development of a *Site-Specific Health and Safety Plan (SSHP)*. The SSHP shall be submitted to the Engineer for review and approval prior to the start of abatement and/or demolition activities.
 - i) Components of the structure(s) are assumed to contain lead-based paint. The Contractor shall include appropriate preventive and protective measures regarding this contaminant in the SSHP.
- c) The Contractor is responsible for locating public utilities through the Indiana 811 system prior to mobilizing to the site. *Figure 1 – Existing Utilities Map* provides estimated locations of utility facilities currently identified by the Engineer.

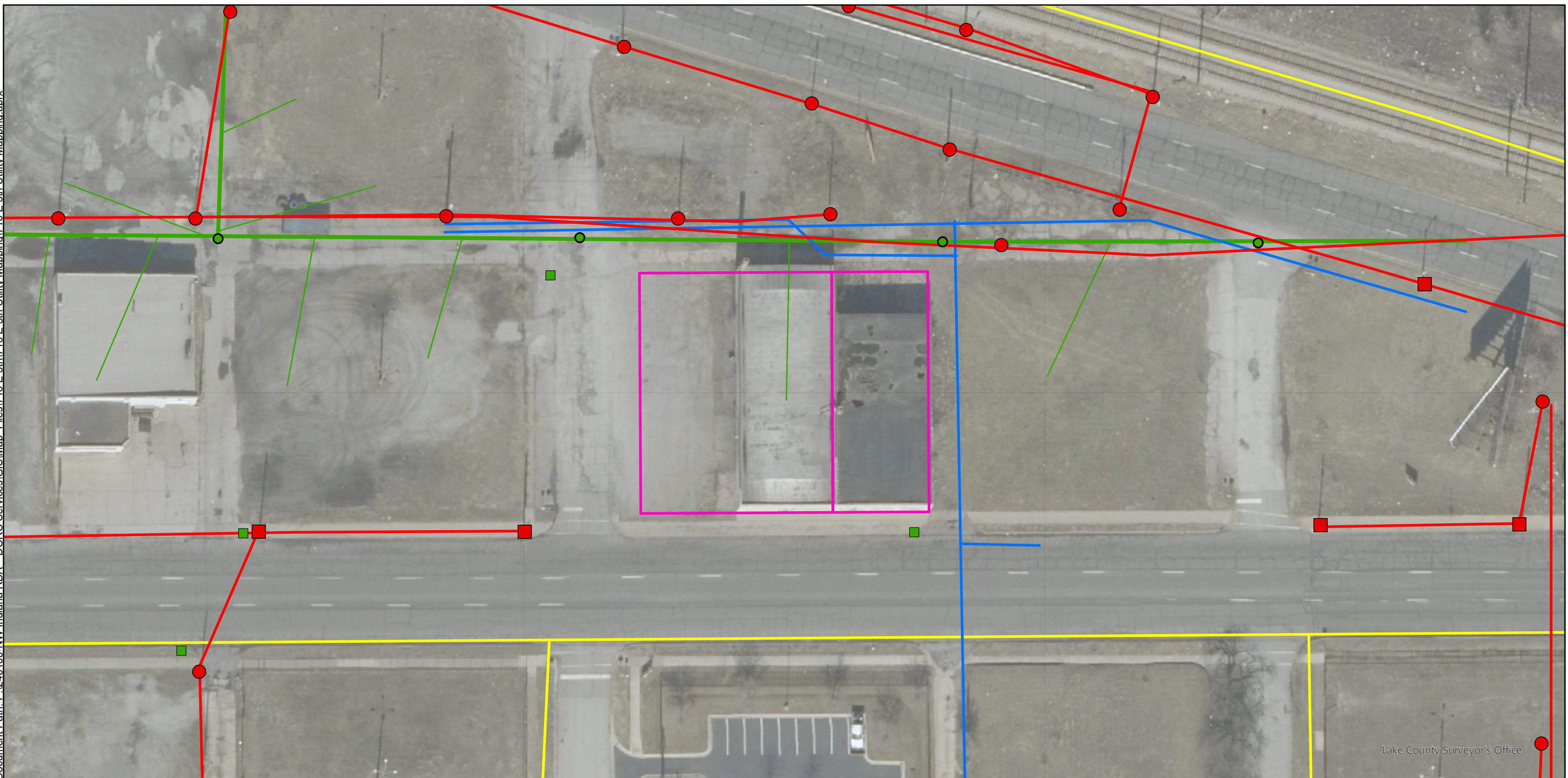
5) SCHEDULE

- a) Do not begin work prior to receipt of written Notice to Proceed from the Engineer.
- b) Complete all work specified herein within the timeframe(s) specified in the Progress Clause.
- c) Failure to complete the work within this timeframe will result in assessment of Liquidated Damages, in accordance with INDOT 2024 Standard Specification Subsection 108.09.

PARCEL SPECIFICS SHEET (PROJECT LOG)

Liquidated damages will continue to be assessed for each calendar day the work remains incomplete.

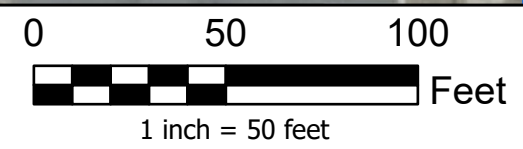
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Lake County Surveyor's Office



- | | |
|-------------------------------|------------------|
| Approximate Parcel Boundaries | Catch Basin |
| Natural Gas Lines | Manhole |
| Light Pole | Sanitary Lateral |
| Support Structure | Sewer Main |
| Overhead Electrical Lines | Water Lines |



All utility locations shown are approximate. Contractor shall verify locations of all utilities prior to site work.

Electric and Gas utility location information provided by NIPSCO.
Sewer utility information provided by Gary Sanitary District.
Water utility information provided by Indiana American Water.

Figure 1 Existing Utilities Map

700-716 E. 5th Avenue
Gary, IN 46402

DATE	DRAWN BY	CHECKED BY	PROJECT NO.
4-17-25	CCM	CW	240100



PARCEL SPECIFICS SHEET (PROJECT LOG)

PROJECT NUMBER NWI RDA – BE – 2025-01

PARCEL NUMBER 45-08-09-437-010

PARCEL ADDRESS 1700-1704 Broadway Avenue
Gary, IN 46402

PARCEL INFORMATION

1) SITE DESCRIPTION

The site is located within the southwest quadrant of the intersection of W. 17th Avenue and Broadway Avenue (SR 53). It is situated between an alley to the west, adjacent buildings to the south, Broadway Avenue to the east, and W. 17th Avenue to the north. There is one structure present on the site which is severely fire damaged and dilapidated. The parcel is rectangular in shape and encompasses approximately 6,133 SFT.

2) STRUCTURE DESCRIPTION(S)

Parcel 45-08-09-437-010: 2- Story Commercial Building

Structure ID	Structure Designation*	Structure Height	Structure SFT
BLDG 1	SGL	2-story	6,133

**as defined per Special Provision for Commercial Building and Property Improvements Removal*

BLDG 1 is a 2-story brick structure with a basement. It is severely fire-damaged and large portions of the second story have collapsed into the structure. Due to the condition of the building, this is considered an Emergency Ordered Demolition and all demolition debris shall be considered asbestos containing material (ACM) and must be handled and disposed of as such.

Parcel 45-08-09-437-010 – Environmental

Various hazardous and regulated materials, including but not limited to asbestos containing materials (ACM) and other regulated materials (ORM) are present throughout the structure as identified in the *Parcel 45-08-09-437-010 HRM Report*, dated February 12, 2025.

Parcel 45-08-09-437-010 – Site Work and Utilities

Various ancillary features are present throughout and adjacent to the site, including but not limited to concrete sidewalk, asphalt pavement, fencing, bollards, and miscellaneous debris.

Various public and private utility facilities are present adjacent to the parcel, including but not limited to electric, gas, water, sewer, and communications. Such utility features are further described in Section 4 – Special Conditions.

3) SCOPE OF WORK

a) Permitting

- i) The Contractor shall obtain an Indiana American Water (IAW) fire hydrant permit. The Contractor shall comply with all applicable terms and conditions of the permit throughout the duration of the project.

PARCEL SPECIFICS SHEET (PROJECT LOG)

- ii) Within 1 (one) calendar day of receipt of Notice to Proceed, the Contractor or the Contractor's asbestos abatement subcontractor shall submit a Notification of Demolition and Renovation Operations (State Form 44593) for the removal of all identified asbestos materials. A copy of the form shall be provided to the Engineer at the time of submission. It is the Contractor's responsibility to monitor and keep the Notification current. Any revision dates to the Notification shall be approved by the Engineer before amending the form. The Contractor must ensure the period(s) of time for each activity are concurrent and not sequential.
- iii) No less than 10 (ten) calendar days prior to the start of demolition activities, the Contractor shall submit a separate Notification of Demolition and Renovation Operations (State Form 44593). A copy of the form shall be provided to the Engineer at the time of submission. It is the Contractor's responsibility to monitor and keep the Notification current. Any revision dates to the Notification shall be approved by the Engineer before amending the form. The Contractor must ensure the period(s) of time for each activity are concurrent and not sequential.
- iv) The Engineer will obtain an INDOT permit for lane closures on Broadway Ave./SR 53. The Contractor is required to finalize the permit for all work in the INDOT right-of-way, including all maintenance of traffic activities, and provide the required permit bonds or other associated bonds.
- v) The Contractor shall comply with the General Construction Requirements of Section 202 of the INDOT Standard Specifications.

b) Maintenance of Traffic and Site Security

- i) Maintain traffic in accordance with the *SPECIAL PROVISION FOR MAINTAINING TRAFFIC – PARCEL NUMBER 45-08-09-437-010*, the *MOT PLANS for 1700-1704 BROADWAY/SR53 DEMOLITION*, and INDOT 2024 Standards and Specifications.
- ii) Place temporary fencing throughout the perimeter of the structure and staging area(s). Such fencing shall consist of either base-mounted movable fence panels or 96" chain link fence on driven posts. If moveable panels are utilized, sufficient ballast shall be provided to ensure that fencing remains secure and in place. If driven posts are utilized, the Contractor is responsible for backfilling and patching fence post holes following removal of fencing. The Contractor is responsible for alignment, maintenance and/or replacement of damaged fencing throughout the duration of the project.
- iii) The Contractor is responsible for maintaining safety and security of the site during all working and non-working hours.

c) Environmental

- i) Remove and dispose of all accessible Asbestos Containing Materials (ACM) and Other Regulated Materials (ORM) identified in the *Parcel 45-08-09-437-010 HRM Report*, dated February 12, 2025. All ACM, and ORM removal and disposal shall be completed in accordance with the *SPECIAL PROVISION FOR HAZARDOUS AND REGULATED MATERIALS REMOVAL AND DISPOSAL* and all applicable local, state, and federal laws, regulations, and guidelines.
 - (1) Prior to commencing abatement activities, the Contractor shall attend a pre-abatement site inspection as scheduled by the Engineer. The intent of this inspection

PARCEL SPECIFICS SHEET (PROJECT LOG)

is to ensure all items requiring abatement are clearly identified and to resolve any quantity discrepancies that may be noted.

- (2) Following removal of all ACM and/or ORM and prior to removal of containment materials (as applicable), the Engineer will conduct a Post-Abatement Verification (PAV) inspection to confirm all identified materials have been properly removed. The Contractor shall provide a minimum 24-hour notice when requesting a PAV inspection to be scheduled. PAV inspections may be requested for individual rooms and/or portions of a structure as abatement operations progress.
- (3) The contractor shall provide an *IC-203 Request for Approval of Borrow or Disposal Site* 14 days prior to materials being removed from the jobsite location. This form shall be approved by the Engineer prior to the site specified being utilized for borrow or disposal of material.

d) Demolition

- i) Fully remove and dispose of all above grade components of BLDG 1 in accordance with the *SPECIAL PROVISION FOR COMMERCIAL BUILDINGS AND PROPERTY IMPROVEMENTS REMOVAL* and the *SPECIAL PROVISION FOR HAZARDOUS AND REGULATED MATERIALS REMOVAL AND DISPOSAL*.
- ii) Treat all demolition debris as asbestos containing materials and transport and dispose of all materials and debris at a non-municipal solid waste landfill (Non-MSWLF) with a Variable Source Asbestos Approval in accordance with all applicable federal, state, and local requirements. To the extent practicable, identify, characterize, manage, handle, segregate, contain, remove and dispose of any encountered hazardous materials from the structure to avoid causing a release to the environment.
- iii) Fully remove and dispose of all below grade components of BLDG 1 and BLDG 2, including but not limited to, slabs, footings, foundations, floor drains, and other miscellaneous features.
- iv) Fully remove and dispose of all ancillary features, including but not limited to, asphalt pavement, fencing, bollards, and miscellaneous debris, in accordance with the *SPECIAL PROVISION FOR COMMERCIAL BUILDING AND PROPERTY IMPROVEMENTS REMOVAL*.
- v) Prior to demolition, sawcut all sidewalk and pavement adjacent to the north, east, and west sides of BLDG 1 as close to the structure as possible, but no greater than 1 foot from the face of the building. Remove pavement and/or sidewalk within the limits of saw cutting with all other alleyway pavement and sidewalk to remain in place. Layout of saw cutting shall be coordinated with and approved by the Engineer prior to saw cutting work commencing.

b. SESC, Site Work, and Utilities

- i) Prior to demolition and/or site work commencing, place inlet protection (fabric drops) at all existing drainage structures adjacent to the site on W. 17th Ave. and Broadway Ave. and any applicable drainage structure as directed by the Engineer.
- ii) Unknown drainage structures and/or features may be encountered at various locations throughout the parcel. Notify the Engineer immediately if such features are encountered during demolition.
- iii) Disconnection of gas, electric, and water services to the parcel(s) will be coordinated by the Engineer prior to demolition.

PARCEL SPECIFICS SHEET (PROJECT LOG)

- iv) Remove and dispose of the sanitary sewer outlet pipe(s) as encountered throughout the parcel. Bulkhead the sanitary sewer pipe(s) at the nearest parcel boundary and as directed by the Engineer according to subsection 720.05 of the Standard Specifications. Gary Sanitary District (GSD) personnel must be present to inspect capping of all sanitary sewer lines. Notify the Engineer a minimum of 24-hours prior to capping of sanitary lines to schedule GSD inspection.
- v) Backfill all voids and/or depressions created by demolition and grade the site to drain, as directed by the Engineer. Provide backfill material meeting the requirements of INDOT 2024 Standard Specifications 904.06 (B Borrow) from an approved INDOT Certified Aggregate Producer Program (CAPP) source and compact in lifts no greater than 6 inches in depth to within 6 inches of the final grade.
- vi) Place topsoil free from rocks, roots, and debris within the final 6 inches and grade to allow for adequate drainage.
- vii) Place seed, fertilizer, and mulch throughout all disturbed areas. Seed shall be INDOT seed mixture R and the application rate per acre shall conform with INDOT 2024 Standard Specification Subsection 621.06. Fertilizer and mulching materials shall be applied at the following rates:
 - (a) Fertilizer: 800 lb/ac
 - (b) Mulch: 2 t/ac
- viii) Following placement of slope restoration, place silt fence throughout the perimeter of all restored areas. Silt fence shall remain in place and be maintained until restorative growth is deemed acceptable by the Engineer.

4) SPECIAL CONDITIONS

- a) All work shall be performed within the parcel boundaries or within closed portions of Broadway Ave., W. 17th Ave., or the western alleyway, unless otherwise specified or as approved by the Engineer. Any damaged facilities within the public right-of-way shall be repaired and/or replaced at the Contractor's expense.
- b) The southern wall of BLDG 1 is in close proximity to the adjacent southern building. The Contractor shall appropriately plan demolition activities and exercise appropriate caution during demolition of these areas. Alternative demolition methods may be necessary to complete demolition in this area. If damage to the adjacent structure occurs or the potential of damage becomes apparent during demolition, the Contractor shall immediately suspend operations and notify the Engineer.
- c) The Contractor shall be responsible for the development of a *Site-Specific Health and Safety Plan (SSHP)*. The SSHP shall be submitted to the Engineer for review and approval prior to the start of abatement and/or demolition activities.
 - i) Components of the structure(s) are assumed to contain lead-based paint. The Contractor shall include appropriate preventive and protective measures regarding this contaminant in the SSHP.
- d) The Contractor is responsible for locating public utilities through the Indiana 811 system prior to mobilizing to the site. *Figure 1 – Existing Utilities Map* provides estimated locations of utility facilities currently identified by the Engineer.

5) SCHEDULE

- a) Do not begin work prior to receipt of written Notice to Proceed from the Engineer.

PARCEL SPECIFICS SHEET (PROJECT LOG)

- b) Complete all work specified herein within the timeframe(s) specified in the Progress Clause.
- c) Failure to complete the work within the specified timeframe(s) will result in assessment of Liquidated Damages, in accordance with INDOT 2024 Standard Specifications Subsection 108.09. Liquidated damages will continue to be assessed for each calendar day the work remains incomplete.

EMERGENCY ORDER

Date: April 14, 2025

TO: City of Gary Department of Commerce
Redevelopment Division (Demolition)
504 Broadway, Suite 200
Gary, Indiana 46402

I am acting pursuant to Section 9, of the Indiana Code, I. C. 36-7-9-9 and Section 162.01 of the City of Gary, Indiana Code of Ordinances entitled "The Unsafe Building (s) Ordinance."

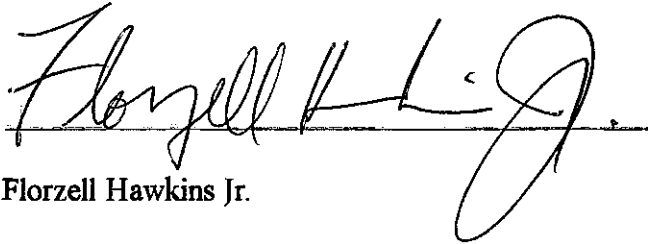
As a result of the inspection, I have determined that the Building(s) and premises Commonly__1700 Broadway, Gary, IN 46407__ situated in Gary, Indiana and legally described as:

Legal: C.T.L. & I. Co's 5th. Add. All L.1 Bl.5 and L.2 Bl.5
Parcel: 45-08-09-437-010.000-004

is/are Unsafe, for the reasons set forth in the inspection reports, copies of which may be obtained from the Building Department.

I hereby order that the Building(s) must be **DEMOLISHED**.

Such operations must be completed by September, 2025

A handwritten signature in black ink, appearing to read "Florzell H. L. Jr.", written over a horizontal line.

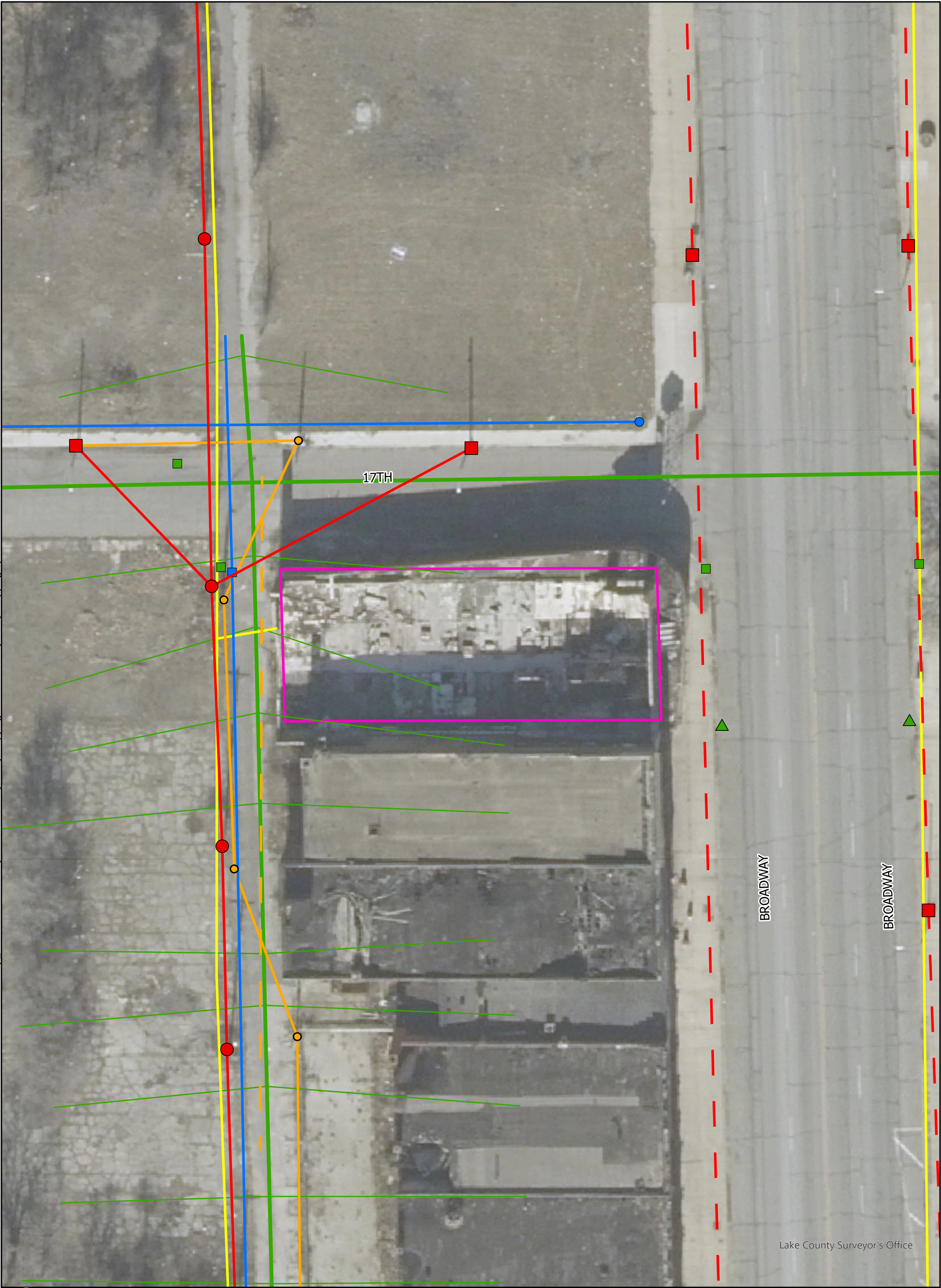
Florzell Hawkins Jr.

Building Commissioner
City of Gary, Indiana

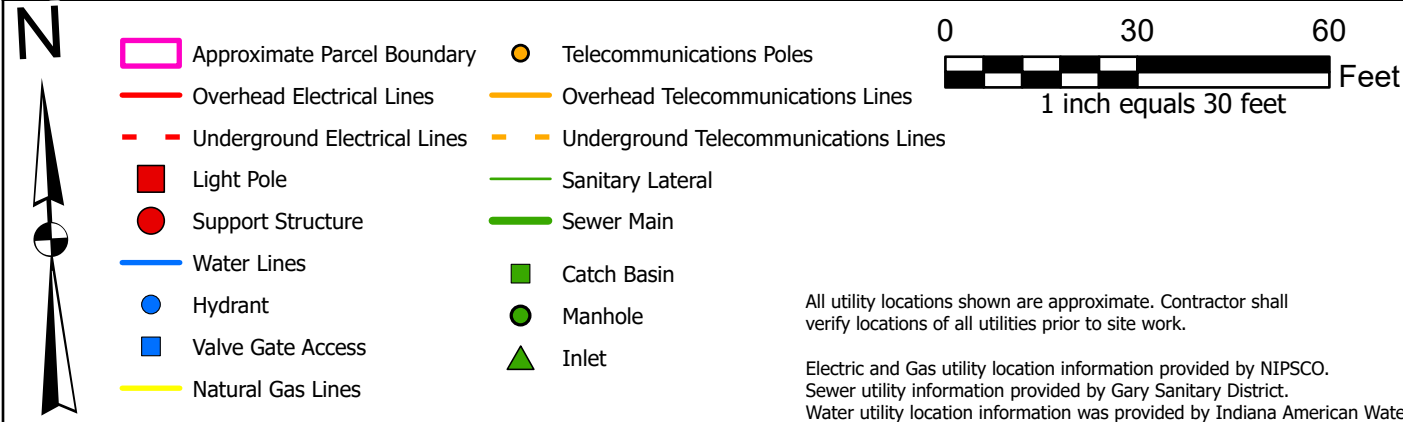
cc: File

PROPERTY OWNER

Document Path: P:\240100-NW Indiana RDA - DORC Services\GIS\Map_Files\1704 Broadway Utility Mapping\1704 Broadway Utility Mapping.aprx



Lake County Surveyor's Office






Figure 1
Existing Utilities Map
1704 Broadway Avenue
Gary, IN 46407

DATE 4-17-25	DRAWN BY CCM	CHECKED BY CW	PROJECT NO. 240100
-----------------	-----------------	------------------	-----------------------

NORTHWEST INDIANA
REGIONAL DEVELOPMENT AUTHORITY

SPECIAL PROVISION
FOR
**MAINTAINING TRAFFIC –
PARCEL NUMBERS 45-08-03-181-003/004 & 45-08-09-437-010**

1 of 5

a. Description. This special provision consists of requirements and restrictions to maintain traffic on US 20 (E. 5th Avenue), Carolina Street, SR 53 (Broadway), and W. 17th Avenue, in the city of Gary, Indiana.

b. General. Maintain traffic throughout the project in accordance with the standard drawings, maintenance of traffic plans, and specifications in the contract as described for this site.

c. Construction Influence Area (CIA). The CIA includes the right-of-way of the following roadways, within the approximate limits described below:

1. On US 20 (E. 5th Avenue) from Massachusetts Street to Georgia Street and on Carolina Street from US 12/US 20 (E. 4th Avenue) to US 20 (E. 5th Avenue).
2. On SR 53 (Broadway) from W. 18th Avenue to W. 16th Avenue and on W. 17th Avenue from SR 53 to Washington Street.

d. Traffic Restrictions. Maintain traffic in accordance with the standard drawings, Maintenance of Traffic Plans, and specifications contained herein, except as noted below. Changes or adjustments to the maintaining traffic standard drawings and plans may be necessary to fit field conditions, subject to approval of the Engineer or as determined by the Engineer.

1. Utilize the following Maintaining Traffic Standard and Other Drawings:

- A. E 801-TCLG-01
- B. E 801-TCCB-01 - 06
- C. E 801-TCDV-01 – 08
- D. Maintenance of Traffic Plans – 710-716 E 5th Avenue (US 12/US 20) Demolition Project
- E. Maintenance of Traffic Plans – 1704 S. Broadway (SR 53) Demolition Project

3. Do not work, deliver material, or close lanes during the holiday periods shown in Table 1.

Table 1: 2025 Holiday Periods

Holiday	Date
Memorial Day	Monday, May 26 th
Independence Day	Friday, July 4 th

Labor Day	Monday, September 1 st
Thanksgiving Day	Thurs. – Fri., November 27 th – 28 th
Christmas Day	Thursday, December 25 th

4. A single lane closure is permitted at any time on EB US 20 during demolition and site restoration activities.
5. A parking lane closure is permitted at any time on SB SR 53 during demolition and site restoration activities.
6. Maintain a minimum of two lanes of traffic at all times on EB US 20. Completely close Carolina Street between WB US 20/12 (E. 4th Avenue) and EB US 20 (E. 5th Avenue).
7. Maintain two lanes of traffic at all times on southbound SR 53. Completely close W. 17th Street between SR 53 (Broadway) and Washington Street.
8. Close the EB US 20/E. 5th Avenue left lane between Delaware Street and Georgia Street during structure demolition activities as shown in the Maintenance of Traffic Plan. Place temporary concrete jersey barrier with impact attenuators to provide a temporary pedestrian path as shown in the Maintenance of Traffic Plan. Close the alleyway north of E. 5th Avenue between Carolina Street and Georgia Street during demolition and site restoration activities.
9. Close the SB SR 53/Broadway parking lane between W. 18th Avenue and W. 16th Avenue during structure demolition activities as shown in the Maintenance of Traffic Plan. Close the alleyway west SR 53/Broadway between W. 18th Avenue and W. 17th Avenue, during demolition and site restoration activities.
10. Maintain access to all driveways and side streets from US 20 and SR 53 at all times, unless identified otherwise on plans.

e. Traffic General.

1. For any lane open to traffic, provide a minimum lane width of 11 feet with 2 feet of shy distance on both sides unless identified otherwise on plans.
2. Place lane closures only in areas as shown on the plans unless otherwise directed by the Engineer.
3. Prior to shifting traffic or opening any lanes, remove, by sweeping all accumulated debris that has collected within the closure area.
4. A speed reduction will not be used.
5. Protect the work area at the end of each day. Close all open access points on the project to traffic with Type III barricades or other devices approved by the Engineer.

6. The Engineer has completed the INDOT permit application for maintenance of traffic activities associated with this project. The Contractor is required to finalize the permit for all work within INDOT Right-of-Way, including all maintenance of traffic activities, and provide the required permit bonds or other associated bonding. The Contractor shall comply with all permit requirements and INDOT General Provisions. No additional payment will be made for the compliance with permit or General Provisions requirements, bonding of work in INDOT right-of-way, and the coordination of all associated work.

7. The Contractor is responsible for notifying emergency services, transit agencies, law enforcement and schools prior to any lane closures, detours or major traffic shifts. In addition, the Contractor will be responsible for working with and complying with any coordination that is necessary with emergency services, transit agencies, law enforcement and schools.

Project notification and coordination will include community service outreach. Notify the following local community services a minimum of two weeks (14 calendar days) prior to the start of any site work, and three weeks (21 calendar days) for site work near or within any railroad right-of-way. The project information will be distributed to the Department of Revenue to assist in the reroute of OS/OW vehicles. All roadway restrictions are to be reported, prior to the start of site work.

Community Service Notification

Lake County 911 Dispatch (Fire, Police, and EMS)	(219) 660-0000	N/A
Department of Revenue	(219) 851-1251	aparkhouse@indot.in.gov cbajek@indot.in.gov lahuffman@indot.in.gov
Gary Public Schools	(219) 881-5466	N/A
U.S. Postal Service	(219) 886-8000	N/A
INDOT	(855) 463-6848	N/A
Gary Public Works	(219) 881-1310	N/A

All costs associated with the coordination efforts outlined herein will be considered included in the pay items “_Building and Property Improvements Removal, Commercial, Parcel 45-08-03-181-003/004” and “_Building and Property Improvements, Commercial, Parcel 45-08-09-437-010.”

8. Remove all temporary traffic control devices from INDOT and the city of Gary right-of-way during any shut down periods unless needed for directly maintaining or channelizing traffic. No additional payment will be made for removal and/or redeployment of these devices.

9. Once work is initiated that includes any lane restrictions, that work must be continued daily until completed. A lack of work activity for more than 3 calendar days will require the removal of lane closures at no expense to the contract. Redeployment of all required traffic control for lane closures shall be completed at the Contractor’s expense.

f. Detours.

1. Do not detour traffic until all proposed contract work on the detour route is completed, inspected, and approved by the Engineer.
2. Signs should be placed within the road right-of-way when remediation and demolition work is taking place on the structure.

g. Pedestrian or Non-Motorized Facilities.

1. Maintain all facilities in accordance with *The Americans with Disability Act* (ADA) requirements and the Public Right-of-Way Accessibility Guidelines (PROWAG). Provide facilities equivalent to or better than the route a person would have encountered prior to construction activities.

2. Close and detour any sidewalk ramps and crosswalk areas to pedestrian traffic that are impacted by the work as shown in the plans.

3. Keep sidewalk areas clear of any equipment or materials at all times the sidewalks are open to pedestrian traffic.

h. Traffic Control Devices. Ensure all traffic control devices are in accordance with the INDOT 2024 Standard Specifications and must meet the “acceptable” criteria as defined in the ATSSA publication entitled “*Quality Guidelines for Temporary Traffic Control Devices and Features*” at the time of initial deployment.

1. During non-working periods, place applicable advance signs face down and remove channelizing devices from the public right-of-way, as directed by the Engineer, at no additional cost to the contract.

2. Notify the Engineer 24 hours in advance of when traffic control devices are being delivered to the project site, to allow for initial inspection of devices to take place.

3. Remove from the project site all traffic control devices (including detour signing) no longer needed for site remediation or demolition within 14 calendar days of reopening a lane/roadway.

4. Channelizing Devices.

A. Ensure all devices have sufficient ballast to prevent moving or tipping. If moving or tipping occurs, place additional ballast, as directed by the Engineer, at no additional cost to the contract. No more than two ballasts are allowed on each channelizing device.

B. Do not use caution tape on this project.

C. Space channelizing devices at 10 feet for tapers and 25 feet for tangents or tighter as directed by the Engineer.

i. Temporary Barrier (TB) and Impact Attenuators.

1. Place temporary concrete barrier with the flow of the traffic. Place the end treatment first when deploying the TB and remove the end treatment last when removing the TB.

2. Do not place TB on slopes that are steeper than 1:10.

3. Place TB in accordance with the Standard Drawing Series E801-TCCB. At no time will traffic be exposed to the blunt end of TB or permanent barrier wall without proper attenuation.

j. Measurement and Payment. Payment for all maintenance of traffic devices and operations, as defined herein, is included in the pay items “_Building and Property Improvements Removal, Commercial, Parcel 45-08-03-181-003/004” and “_Building and Property Improvements Removal, Commercial, Parcel 45-08-09-437-010”. No additional payment will be made for the following activities:

1. Transporting traffic control items around the site or within the CIA.

2. Providing sufficient vehicles and staff to make changes as-needed on site during work.

3. Providing sufficient vehicles and staff to remove closures from the roadway.

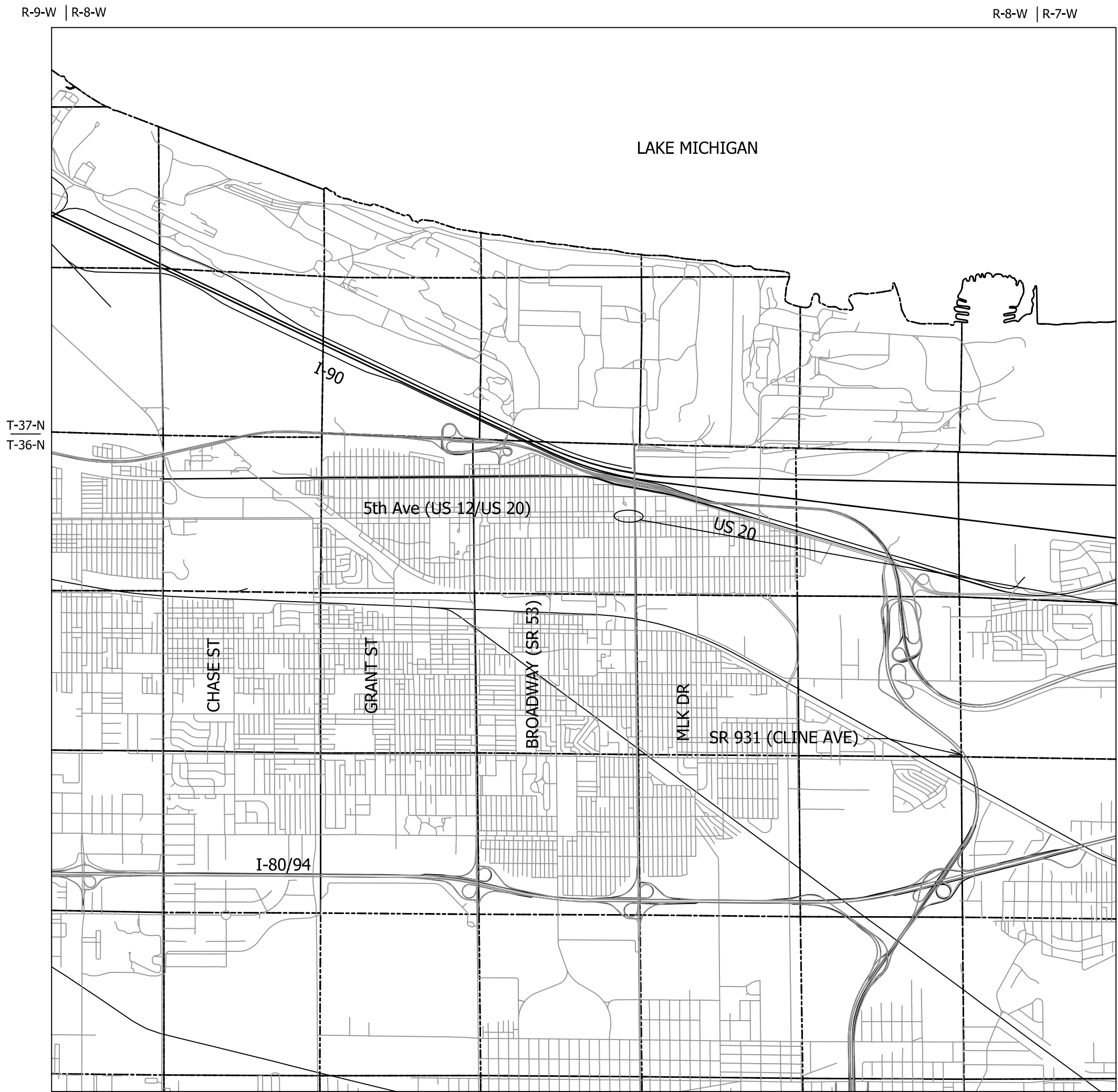
4. Providing additional traffic control devices required to expedite contract items of work for the convenience of the Contractor.

PROJECT	DESIGNATION
C240004	XXXXXX
CONTRACT	BRIDGE FILE
X	N/A

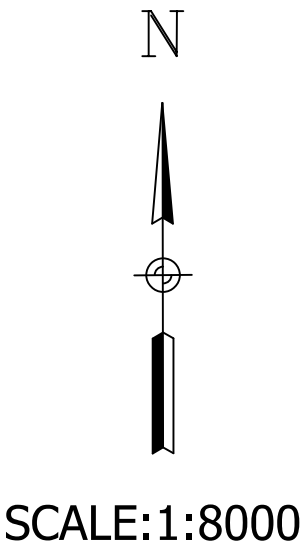
NORTHWEST INDIANA REGIONAL DEVELOPMENT AUTHORITY

MAINTENANCE OF TRAFFIC PLANS

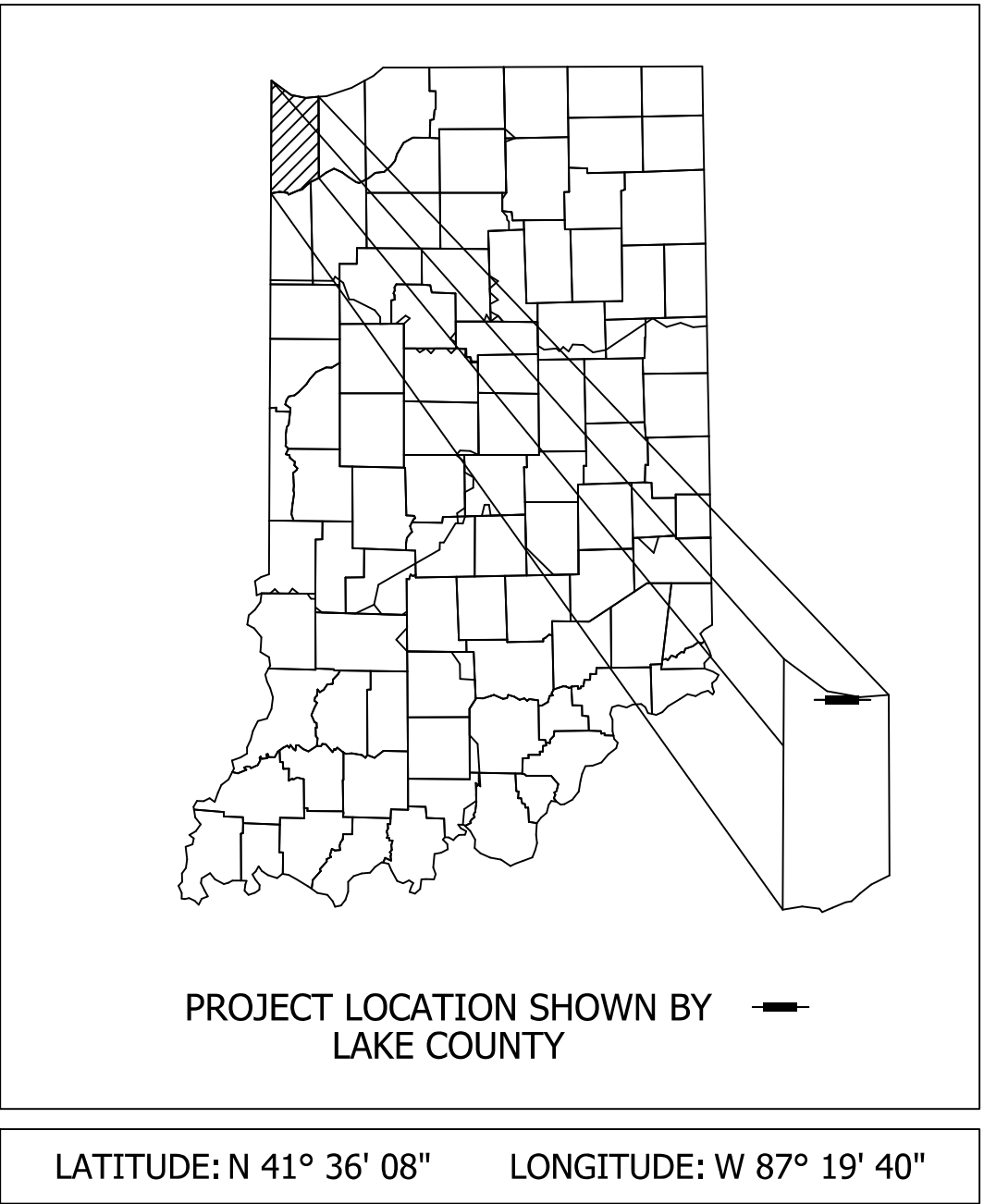
710-716 E 5th AVENUE (US 12/US 20) DEMOLITION PROJECT



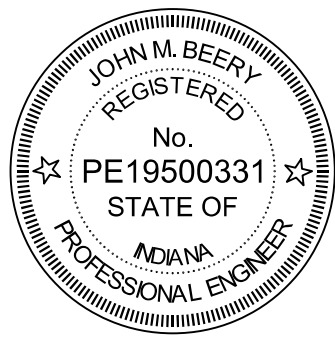
LOCATION MAP
LAKE COUNTY



PROJECT LOCATION
710-716 E 5th Ave
(US 12/ US 20)



INDIANA DEPARTMENT OF TRANSPORTATION
STANDARD SPECIFICATIONS DATED 2024
TO BE USED WITH THESE PLANS



PLANS PREPARED BY: EGIS BLN USA INC. 317-849-5832
PHONE NUMBER
CERTIFIED BY: *[Signature]* 2/26/2025
DATE
APPROVED FOR LETTING: _____
CITY OF GARY DATE

DESIGNATION	
XXXXXX	
SHEETS	
SURVEY BOOK	1 of 4
CONTRACT	PROJECT
X	C240004

UTILITIES

811

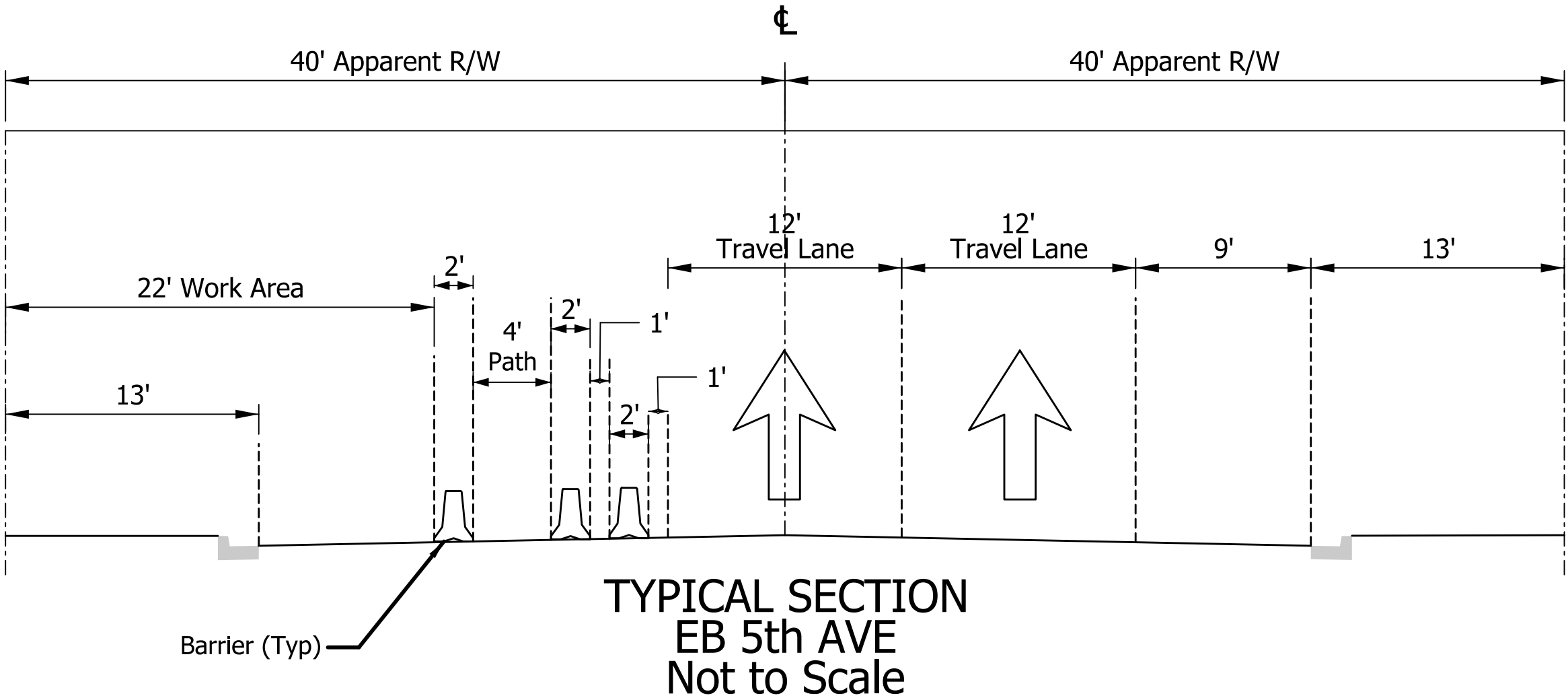
Know what's below.
Call before you dig.

INDIANA UNDERGROUND
1-800-382-5544 OR CALL 811
24 HOURS A DAY 7 DAYS A WEEK

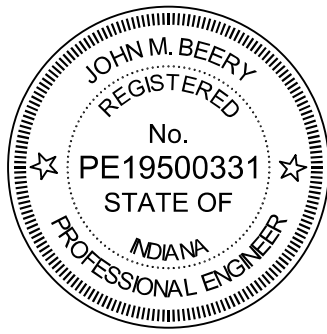
GENERAL NOTES	
1.	Contractor required to maintain work zone for duration of project.

INDEX	
SHEET NO.	DRAWINGS INDEX
1	TITLE SHEET
2	INDEX SHEET
3 - 4	MAINTENANCE OF TRAFFIC

MAINTENANCE OF TRAFFIC QUANTITY SUMMARY TABLE		
	Unit	Total
Road Closure Sign Assembly	Each	1
Construction Sign, A	Each	15
Construction Sign, B	Each	11
Barricade, III-A	LFT	72
Barricade, III-B	LFT	24
Temporary Traffic Barrier, Type 2	LFT	350
Temporary Pedestrian Channelizer	LFT	520



REVISIONS		
SHEET NO.	DATE	REVISED



RECOMMENDED FOR APPROVAL	<i>John Beery</i>	2/26/2025
	DESIGN ENGINEER	DATE
DESIGNED: JAB	DRAWN: BJE	
CHECKED: JMB	CHECKED: JMB	

NORTHWEST INDIANA REGIONAL DEVELOPMENT AUTHORITY	
INDEX SHEET	

HORIZONTAL SCALE	BRIDGE FILE
N.A.	N.A.
VERTICAL SCALE	DESIGNATION
N.A.	N.A.
SURVEY BOOK	SHEETS
ELECTRONIC	2 of 4
CONTRACT	PROJECT
N.A.	C240004



10:59:00 AM 4/2/2025

File: \$FILEL\$\$
Model: \$MODEL_NAME\$

Notes:
Access to properties shall be maintained at all times.
Channelizing devices shall be spaced at 50' in tangent sections
and 25' in tapered sections.

Legend

TT Construction Sign

Drums

1 ROAD CONSTRUCTION AHEAD XW20-1A

2 END CONSTRUCTION XG20-2

JOHN M. BEERY
REGISTERED
No. PE19500331
STATE OF
INDIANA
PROFESSIONAL ENGINEER

RECOMMENDED FOR APPROVAL
2/26/2025
DATE
DESIGN ENGINEER
DESIGNED: JAB
CHECKED: JMB
DRAWN: BJE
CHECKED: JMB

NORTHWEST INDIANA
REGIONAL DEVELOPMENT AUTHORITY

MAINTENANCE OF TRAFFIC

HORIZONTAL SCALE	BRIDGE FILE
VERTICAL SCALE	N.A.
	DESIGNATION
	N.A.
SURVEY BOOK	SHEETS
ELECTRONIC	3 of 4
CONTRACT	PROJECT
N.A.	C240004



RIGHT OF WAY PERMIT

State Form 41769 (R8 / 5-17)

Approved by State Board of Accounts, 2017

Approved by Auditor of State, 2017

STATE OF INDIANA INDIANA DEPARTMENT OF TRANSPORTATION

Type of Permit: <input type="checkbox"/> Occupancy (Above Ground) <input type="checkbox"/> Occupancy (Below Ground) <input type="checkbox"/> Railroad <input checked="" type="checkbox"/> Miscellaneous <input type="checkbox"/> Shared Use		
District Laporte	Subdistrict	Telephone number
Project locations: The project is located at 710 and 716 East 5th Street in Gary. (On the north side of eastbound US 12/20 between Virginia and Carolina Streets.)		Reference pt. number 14.20
Project description: City of Gary Demolition Project for structures at 710 and 716 East 5th Street		
Project purpose: The purposed of the project is demolition work related to blight relief.		
Bond required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If Yes, Penal Sum \$ 50000	Bond number TBD
PERMIT FEE: (Make check or bank draft payable to "Indiana Department of Transportation") Fee amounts per IC 8-23-2-6(13); fee schedule address: http://www.in.gov/indot/2727.htm		\$ 0
SPECIAL PROVISIONS: THE APPLICANT AGREES TO INDEMNIFY, DEFEND, EXCULPATE, AND HOLD HARMLESS THE STATE OF INDIANA, ITS OFFICIALS AND EMPLOYEES FROM ANY LIABILITY DUE TO LOSS, DAMAGE, INJURIES, OR OTHER CASUALTIES OF WHATSOEVER KIND, OR BY WHOMSOEVER CAUSED, TO THE PERSON OR PROPERTY OF ANYONE ON OR OFF THE RIGHT-OF-WAY ARISING OUT OF, OR RESULTING FROM THE ISSUANCE OF THIS PERMIT OR THE WORK CONNECTED THEREWITH, OR FROM THE INSTALLATION, EXISTENCE, USE, MAINTENANCE, CONDITIONS, REPAIRS, ALTERATION, OR REMOVAL OF ANY EQUIPMENT OR MATERIAL, WHETHER DUE IN WHOLE OR IN PART TO THE NEGLIGENT ACTS OR OMISSIONS (1) OF THE STATE, ITS OFFICIALS, AGENTS, OR EMPLOYEES; OR (2) OF THE APPLICANT, HIS AGENTS, OR EMPLOYEES, OR OTHER PERSONS ENGAGED IN THE PERFORMANCE OF THE WORK, OR (3) THE JOINT NEGLIGENCE OF ANY OF THEM; INCLUDING ANY CLAIMS ARISING OUT OF THE WORKMEN'S COMPENSATION ACT OR ANY OTHER LAW, ORDINANCE, ORDER, OR DECREE. THE APPLICANT ALSO AGREES TO PAY ALL REASONABLE EXPENSES AND ATTORNEY'S FEES INCURRED BY OR IMPOSED ON THE STATE IN CONNECTION HERewith IN THE EVENT THAT THE APPLICANT SHALL DEFAULT UNDER THE PROVISIONS OF THIS PARAGRAPH.		
Signature of permit applicant		Printed name of permit applicant William Allen
Name of company organization City of Gary		Telephone number (219) 881-1310
Address (number and street, city, state, ZIP code) 401 Broadway Gary, IN 46402		
Inspector Guadalupe Gomez		
District Regulatory Supervisor -		
District Director		

Application number
T0000197887

Road number
US 12

County number
Lake

Expiration date
04/02/2026

Issue date
04/02/2025

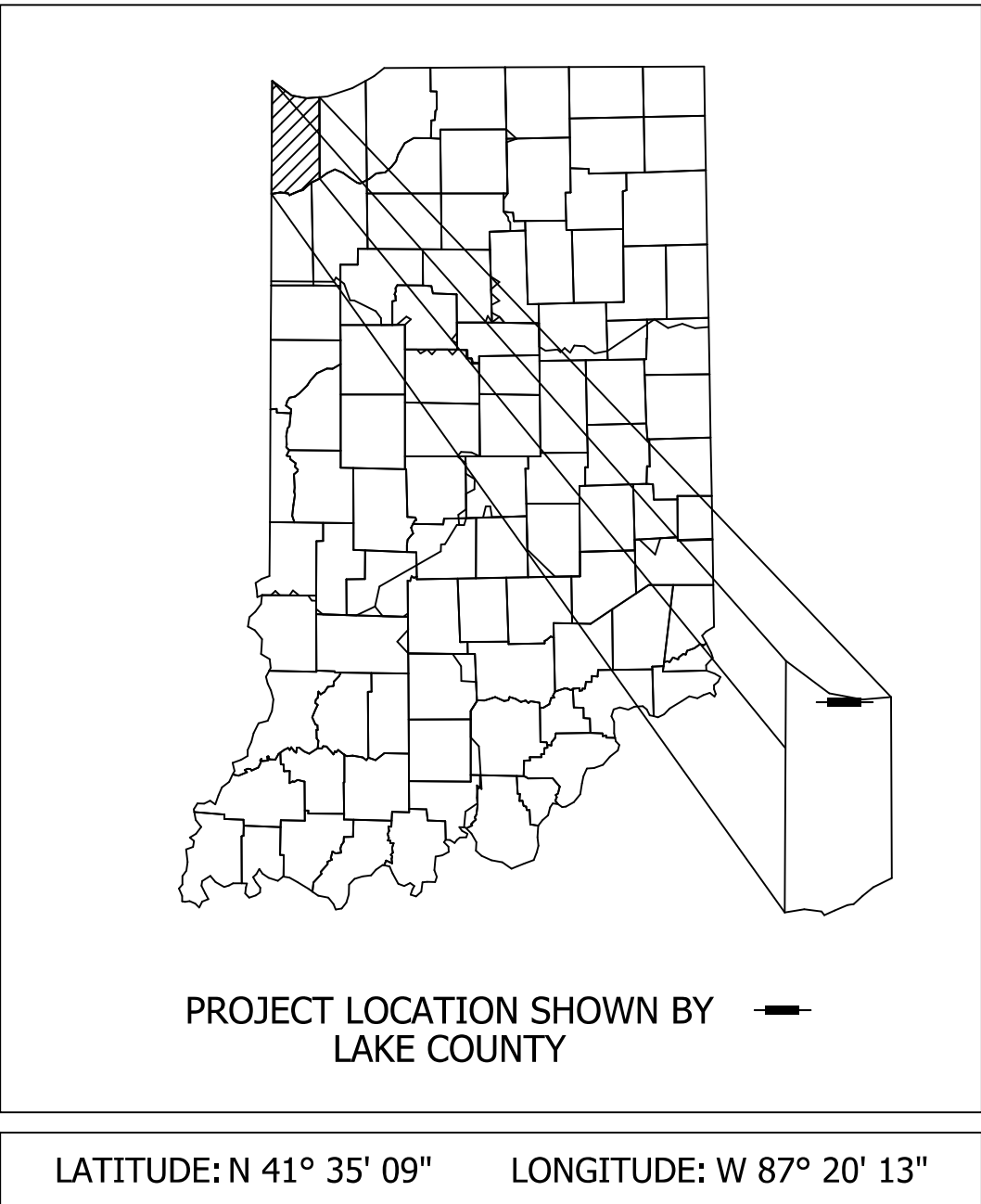
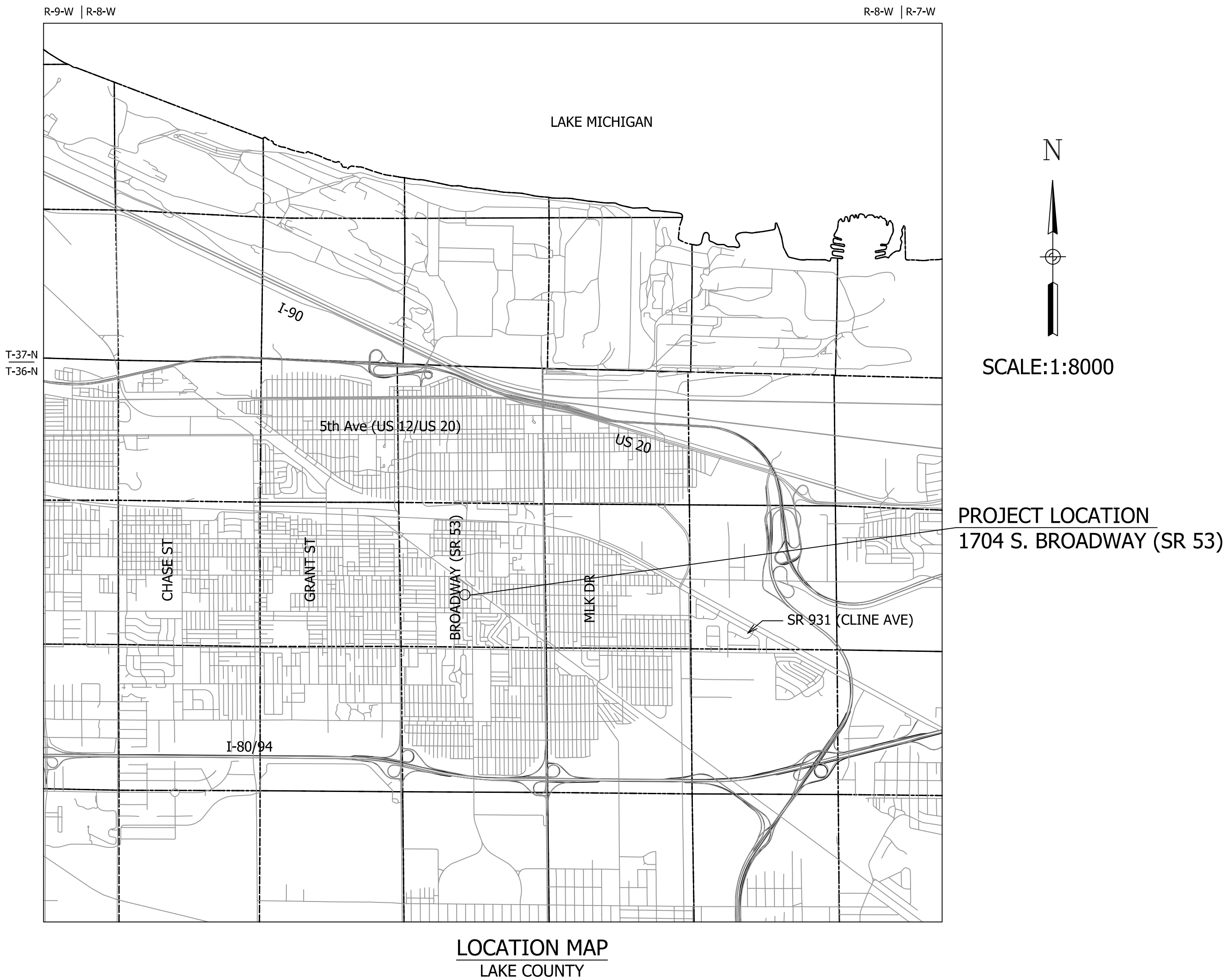
Permit number
E25LM10022

PROJECT	DESIGNATION
C240004	XXXXXXX
CONTRACT	BRIDGE FILE
X	N/A

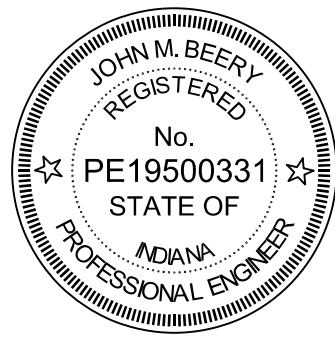
NORTHWEST INDIANA REGIONAL DEVELOPMENT AUTHORITY

MAINTENANCE OF TRAFFIC PLANS

1704 S. BROADWAY (SR 53) DEMOLITION PROJECT



INDIANA DEPARTMENT OF TRANSPORTATION
STANDARD SPECIFICATIONS DATED 2024
TO BE USED WITH THESE PLANS



PLANS PREPARED BY: EGIS BLN USA INC. 317-849-5832
PHONE NUMBER

CERTIFIED BY: *John Beery* 2/26/2025
DATE

APPROVED FOR LETTING: CITY OF GARY DATE

DESIGNATION	
XXXXXXX	
SHEETS	
SURVEY BOOK	1 of 3
CONTRACT	PROJECT
X	C240004

UTILITIES

811

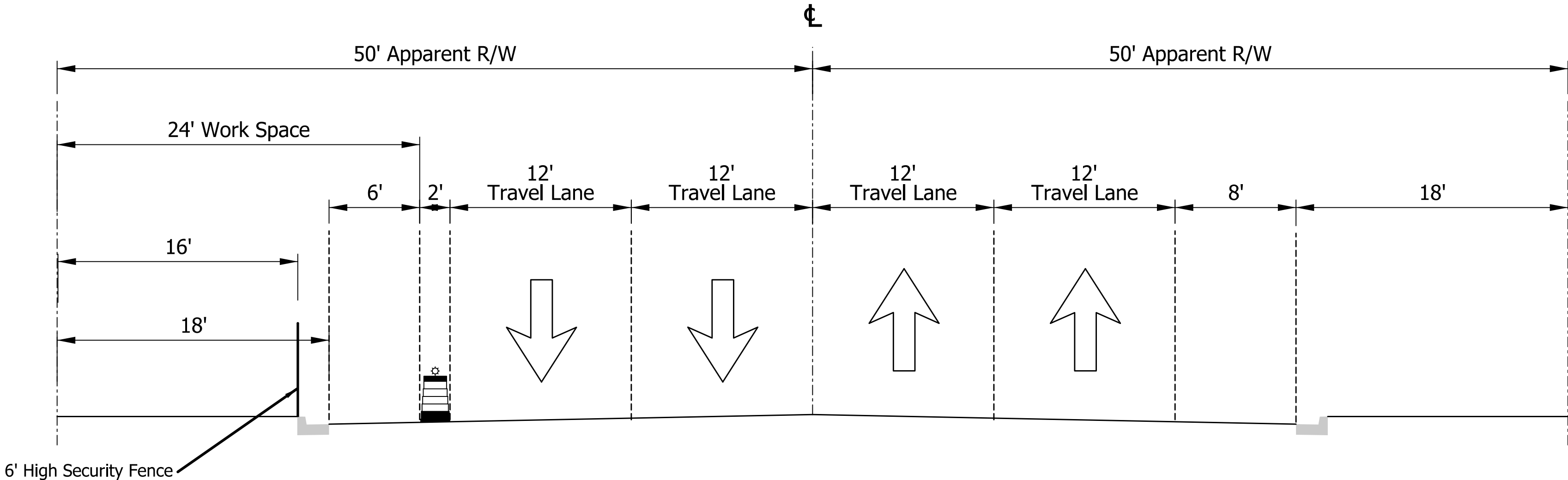
Know what's below.
Call before you dig.

INDIANA UNDERGROUND
1-800-382-5544 OR CALL 811
24 HOURS A DAY 7 DAYS A WEEK

GENERAL NOTES	
1.	Contractor required to maintain work zone for duration of project.

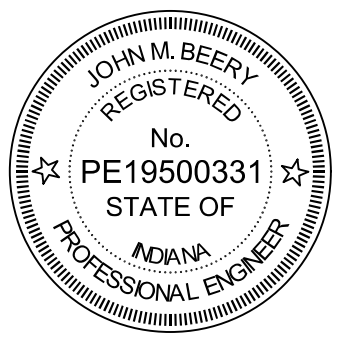
INDEX	
SHEET NO.	DRAWINGS INDEX
1	TITLE SHEET
2	INDEX SHEET
3	MAINTENANCE OF TRAFFIC

MAINTENANCE OF TRAFFIC QUANTITY SUMMARY TABLE		
	Unit	Phase 1
Construction Sign, A	Each	6
Construction Sign, B	Each	8
Road Closure Assemblies	Each	3
Temporary Pedestrian Channelizer	LFT	10
Barricade, Type III-A	LFT	96
Barricade, Type III-B	LFT	24
Flashing Arrow Sign	Each	1



TYPICAL SECTION
Broadway
Not to Scale

REVISIONS		
SHEET NO.	DATE	REVISED



RECOMMENDED FOR APPROVAL		2/26/2025 DATE
DESIGNED: JAB	DRAWN: BJE	
CHECKED: JMB	CHECKED: JMB	

NORTHWEST INDIANA REGIONAL DEVELOPMENT AUTHORITY	
INDEX SHEET	

HORIZONTAL SCALE	BRIDGE FILE	
N.A.	N.A.	
VERTICAL SCALE	DESIGNATION	
N.A.	N.A.	
SURVEY BOOK	SHEETS	
ELECTRONIC	2	of 3
CONTRACT	PROJECT	
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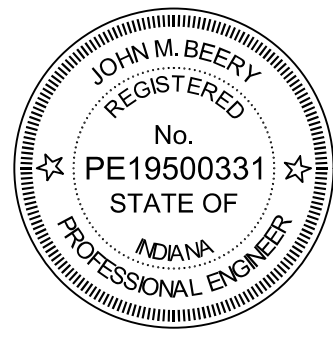
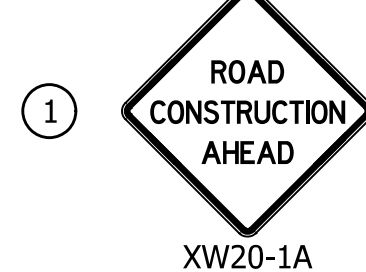
Notes:
Access to properties shall be maintained at all times.
Channelizing devices shall be spaced at 50' in tangent sections and 25' in tapered sections.

Legend

- TT Construction Sign
- Demolition Area
- Drums

Temporary Pedestrian Channelizer (INDOT Std. Dwg. E 801-TPAR-11)

* Contractor to secure area in front of building with minimum 6' temporary security fence along back of curb, area shaded, 50' x 16', 82 LF of perimeter fencing.



RECOMMENDED FOR APPROVAL	<i>John Beery</i>	DESIGN ENGINEER	2/26/2025	DATE
DESIGNED: JAB	DRAWN: BJE			
CHECKED: JMB	CHECKED: JMB			

NORTHWEST INDIANA
REGIONAL DEVELOPMENT AUTHORITY

MAINTENANCE OF TRAFFIC

HORIZONTAL SCALE	BRIDGE FILE
1" = 30'	N.A.
VERTICAL SCALE	DESIGNATION
N.A.	N.A.
SURVEY BOOK	SHEETS
ELECTRONIC	3 of 3
CONTRACT	PROJECT
N.A.	C240004



INDIANA DEPARTMENT OF TRANSPORTATION

100 North Senate Avenue
Room N758
Indianapolis, Indiana 46204

PHONE: (855) 463-6848

Eric Holcomb, Governor
Michael Smith, Commissioner

GENERAL PROVISIONS MISCELLANEOUS PERMITS

PRE-WORK REQUIREMENTS

1. In accordance with the notice requirements of Indiana Code 4-21.5, any objection to the conditions and provisions of an approved permit must be submitted in writing to INDOT with fifteen (15) days from the issue date.
2. Permittee shall notify INDOT five (5) business days preceding the beginning of any work activity.
3. Permittee shall neither disturb nor manipulate any existing traffic control devices. Permittee shall contact the Signal Technician at the appropriate District Office listed below at least five (5) days prior to doing work in the right-of-way that will affect any existing traffic control devices. Any damages to a traffic control device shall be repaired immediately at Permittee's expense by an INDOT prequalified contractor.
4. All existing utilities and other underground facilities such as traffic signal appurtenances must be located prior to commencing excavation.
5. Approval of the permit application shall be subject to Permittee obtaining all necessary authorizations from federal, state, and local authorities and complying with all applicable laws, rules, and regulations. The issuance of the permit shall in no way imply INDOT approval of or be intended to influence any action pending before a federal, state, or local board, commission, or agency. Failure to comply may result in revocation of the permit.
6. All work on highway right-of-way authorized by this permit must be completed within one (1) year after the permit is issued. Once construction authorized by the permit is initiated it must be completed within one-hundred eighty (180) days, unless otherwise expressly approved as a special condition.
7. The permit is valid through the stated expiration date. If work is not completed within the allotted time, the permit is automatically cancelled unless an extension is requested prior to the expiration date and said request is approved by INDOT. If a permit is cancelled, a new application must be submitted and approved before the proposed work can be accomplished.
8. INDOT makes no representations, warranties, or assurances regarding the validity or enforceability of any public right-of-way or other land rights ascribed to INDOT. It is the permittee's responsibility to perform any and all research and investigation necessary to evaluate public right-of-way to be used by way of this permit, if applicable.



INDIANA DEPARTMENT OF TRANSPORTATION

100 North Senate Avenue
Room N758
Indianapolis, Indiana 46204

PHONE: (855) 463-6848

Eric Holcomb, Governor
Michael Smith, Commissioner

TRAFFIC AND SAFETY

9. Permittee shall erect and maintain all necessary signs, barricades, detour signs, and warning devices required to safely direct traffic over or around the part of the highway where permitted operations are to be done so long as the work does not interfere with traffic, in accordance with section "VI" of the Indiana Manual of Uniform Traffic Control Devices.
10. Permittee shall adhere to the Maintenance of Traffic plan during construction if such activities require lane closures or traffic restrictions.
11. Permittee shall adhere to traffic control measures found in the most recent version of the Indiana Manual on Uniform Traffic Control Devices, as currently adopted by INDOT.
12. Permittee shall construct and maintain the Site pursuant to INDOT's Standard Specifications to protect the highway's safety, structural integrity, and appearance. Permittee shall not cause unreasonable interference with highway use.
13. The permitted operation shall be allowed on state-owned or controlled right-of-way only between sunrise and sunset unless specifically allowed by an additional special provision to this permit. In accordance with 105 I.A.C. 7-1-26, no work may be performed at times associated with the following holidays:
 - a. New Year's Day
 - b. Memorial Day
 - c. Independence Day
 - d. Labor Day
 - e. Thanksgiving
 - f. Christmas

during the period beginning at 12:00 noon on the last weekday preceding the holiday and continuing until sunrise on the first weekday following the holiday.

QUALITY OF WORK

14. Permittee shall follow all guidelines, policies, and procedures in the Permit Manual.
15. Work shall be performed in accordance with the attached plans.
16. Permittee shall cause all work to be performed in a good and workmanlike manner.
17. All work described in the permit shall be subject to the inspection of INDOT and Permittee shall adjust or stop operations upon direction of any police officer or INDOT employee.
18. Permittee shall have the permit, complete with drawings and special provisions, in their possession during work operations and will show said permit, on demand, to any police officer or authorized INDOT employee.
19. The permitted operations shall not interfere with any existing structure on INDOT right-of-way without specific permission, in writing, from INDOT. If any buildings, railings, traffic control devices, or other structures are damaged, said cost of the removal and or damage shall be borne by Permittee.



INDIANA DEPARTMENT OF TRANSPORTATION

100 North Senate Avenue
Room N758
Indianapolis, Indiana 46204

PHONE: (855) 463-6848

Eric Holcomb, Governor
Michael Smith, Commissioner

20. Permittee shall at all times protect the pavement surface and right-of-way from damage due to the use of heavy equipment, and shall provide and use approved pads, planks, or dirt cushion to protect against other damage. Immediately before any section of the highway is to be placed back in used for traffic, Permittee shall remove all excess dirt and sweep pavement surface to eliminate unnecessary dust hazards.
21. Drainage on shoulders, ditches, or otherwise on the right-of-way shall not be obstructed. Appropriate control measures shall be followed to protect the right-of-way from erosion.
22. If at any time in the future, this installation should become damaged due to normal maintenance or roadwork by INDOT, Permittee shall be responsible for all repairs and cost of repairs that may arise from such damage.
23. Work within the sodded areas of the right-of-way shall not be performed during wet periods. Any damage to the sodded areas of the right-of-way must be repaired and properly seeded.
24. No trees or plants on the right-of-way of any interstate, federal highway, or state highway shall be trimmed or removed without written permission from INDOT.
25. Permittee itself and its heirs, personal representatives, successors in interest, and assigns, as part of the consideration hereof, does hereby covenant and agree that in the event facilities are constructed, maintained, or otherwise operated on the property described in this permit for a purpose for which a Department of Transportation program or activity is extended or for another purpose involving the provisions of similar services or benefits, Permittee shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, office of the Secretary, Part 21 Nondiscrimination in Federally-assisted programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964, Title 23 Code of Federal Regulations, Part 200, Title VI Program and Related Statutes – Implementation and Review Procedures, and as said Regulations may be amended. That in the event of breach of any of the above nondiscrimination covenants, the Indiana Department of Transportation shall have the right to terminate the permit and to re-enter and repossess said land and the facilities thereon, and hold the same as if said permit had never been made or issued.

Permittee itself and its heirs, personal representatives, successors in interest, and assigns, as part of the consideration hereof, does hereby covenant and agree that (1) no person on the ground of race, color, national origin, sex, sexual orientation, gender identity, age, disability, religion, income status, or limited English proficiency shall be excluded from participation in, denied benefits of, or otherwise be subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over or under such land and the furnishing of services thereon, no person on the ground of race, color, national origin, sex, sexual orientation, gender identity, age, disability, religion, income status, or limited English proficiency shall be excluded from participation in, denied benefits of, or otherwise be subjected to discrimination, (3) that Permittee shall use the premises in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, office of the Secretary, Part 21 Nondiscrimination in Federally-assisted programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964, Title 23 Code of Federal Regulations, Part 200, Title VI Program and Related Statutes – Implementation and Review Procedures, and as said Regulations may be amended. That in the event of breach of any of the above nondiscrimination covenants, the Indiana Department of Transportation shall have the right to terminate the permit and to re-enter and repossess said land and the facilities thereon and hold the same as if said permit had never been made or issued.



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POST-WORK REQUIREMENTS

26. Permittee shall notify INDOT that the work is complete, and this notice is to be provided within seven (7) calendar days from completion of all work on this Permit.
27. Within seven (7) days after a new installation or repair to an existing installation is performed, all excess dirt or obstructions caused by the installation or repair must be removed and the area must be restored to a condition by Permittee so as not to interfere with mowing the highway right-of-way.

INDEMNIFICATION

28. Permittee agrees to indemnify, defend, save, and hold harmless the Indiana Department of Transportation (INDOT), the State of Indiana, and their officers, employees, agents, representatives, successors, and assigns from all claims (including costs and expenses of defending against such claims, including attorney fees) arising from any act or omission of Permittee or Permittee's agents, employees, or contractors relating to this Permit or breach of any provision of this Permit by Permittee or Permittee's agents, employees, or contractors. Indemnification shall not be limited by reason of any insurance coverage. Neither INDOT nor the State of Indiana shall provide indemnification to Permittee. Permittee understands and agrees that the obligations contained in this special provision shall survive expiration or termination of the Permit.

REVOCATION OF PERMIT

29. Failure to comply with the Permit Manual and the General Provisions of the Permit shall result in revocation of the Permit.

INDIANA DEPARTMENT OF TRANSPORTATION DISTRICT OFFICES

Crawfordsville District

41 W 300 North
Crawfordsville, IN 47933

Greenfield District

32 S Broadway
Greenfield, IN 46140

Seymour District

185 Agrico Lane
Seymour, IN 47274

Fort Wayne District

5333 Hatfield Road
Fort Wayne, IN 46808

LaPorte District

315 E Boyd Blvd
LaPorte, IN 46350

Vincennes District

3650 US 41 South
Vincennes, IN 47591

INDOT Transportation Services Phone Number: (855) 463-6848

NORTHWEST INDIANA
REGIONAL DEVELOPMENT AUTHORITY

SPECIAL PROVISION
FOR
COMMERCIAL BUILDING AND PROPERTY IMPROVEMENTS REMOVAL

1 of 5

a. Description. This work consists of all labor, materials, and equipment to remove all improvements including but not limited to commercial buildings and other structures, loading docks, refuse collection areas, gates, slabs, posts, flag poles, signs, yard lights, fences (including but not limited to wire mesh, wood, steel ornamental), parking bumpers, steps, planters, poles, sprinkler systems, all trees and shrubs, trash or brush piles, decks or patios, all concrete walkways leading off the sidewalk, footings, rubble and debris or other appurtenant items from the parcel listed in the Project Log unless otherwise specified in the contract.

Complete this work according to the Standard Specifications, this special provision, the Special Provision for Hazardous and Regulated Materials Removal and Disposal, and as directed by the Engineer. Conform to all local ordinances, rules and regulations, zoning restrictions for building demolition or removal, and all required State of Indiana permits. Leave all parcels in a safe condition with no holes or depressions. Recycle or dispose of all hazardous materials, universal waste and debris in accordance with 104.05 and 104.06 of the Standard Specifications, 40 CFR 61 Subpart M, 40 CFR Part 273, and other applicable federal, state and local laws.

b. Materials. Use B borrow backfill as defined in the Standard Specifications where backfill is required. Backfill material shall be obtained from an INDOT CAPP approved source. All concrete used for bulkheading utilities shall conform to INDOT Class A requirements. Provide topsoil, seed, fertilizer, and mulch blanket materials that meet the requirements of Standard Specification section 914. All materials must be in accordance with the Standard Specifications.

c. Construction. Storing equipment and materials on adjacent property is prohibited without written approval of the Engineer. Do not damage adjacent structures. Obtain all required permits in accordance with 202.06 of the Standard Specifications.

Submit INDOT Form IC 203 to the Engineer for approval a minimum of 14 days prior to the removal of any material from the jobsite.

1. **Protection of Excavations.** Protect open excavations in accordance with 107.14 of the standard specifications and subsection c.7 of this special provision, if they cannot be backfilled immediately. Place and compact all backfill according to 203.23 of the Standard Specifications. Excavations must be inspected by the Engineer prior to being backfilled and according to the requirements in any issued permits.

2. **Underground Storage Tank Removal.** If encountered during execution of the work, remove any underground heating oil storage tank or other underground storage tank in

accordance with 202.08. This applies to all tanks whether the location is known or unknown, unless otherwise stated in the Project Log.

3. Clear parcels as indicated by the following code opposite each item in the Detailed Item Descriptions list in the Project Log included in the contract. Contact the Engineer to inspect all basements prior to backfilling.

A. Sub Ground Level (SGL). Remove basement walls, basement floors and all masonry to the basement floor level, unless otherwise stated in the Project Log. Bulkhead all floor drains, sumps, pits or other penetrations in the slab prior to removing the basement floor in accordance with 202.06 of the Standard Specifications. Remove all debris from the parcel, place backfill and grade to ground level.

B. No Basement (NB). Remove walls, slabs and footings. Remove all debris from the parcel, place backfill and grade to ground level. Bulkhead all floor drains, sumps, pits or other penetrations in the slab prior to removing the slab in accordance with 202.06 of the Standard Specifications.

C. Basement Left In Place (BLIP). Remove all basement walls to 1 foot below the adjacent ground level. Place holes that are at least 3 inches in diameter across the entire basement slab in a grid that is a maximum of 10 foot by 10 foot to facilitate drainage, unless other methods are approved by the Engineer. Bulkhead all floor drains, sumps, pits or other penetrations in the basement floor prior to any work on the basement slab in accordance with 202.06 of the Standard Specifications. Remove all debris from the parcel, place backfill and grade to ground level.

4. Landscape Materials. Take possession and dispose of all trees, shrubbery and other landscape materials that must be removed to accommodate the demolition of buildings.

5. Site Restoration. Furnish and place topsoil, seed, fertilizer and mulch blanket according to section 914 of the Standard Specifications. All topsoil shall be free of debris and placed in accordance with 621.03 of the Standard Specifications. Remove and replace sidewalk damaged by the work in accordance with 202.05 and 604.03 of the Standard Specifications. If a curb ramp is damaged it shall be replaced using the most recent ADA standards for curb ramp design and construction.

6. Temporary Fence. When placement of temporary fence is required for a parcel, conform to 107.14 of the Standard Specifications, unless a chain link fence is specified as the temporary fence in the Project Log. When chain link fence is required, conform to subsection 910.18(b) of the Standard Specifications.

7. Upon completion of all demolition work and backfilling, the site must be final graded to be free draining as approved by the Engineer.

8. Utilities. All utility disconnects, except sanitary sewers, will be disconnected by others through coordination by the Engineer. The Engineer will provide verification after the utilities, except sanitary sewers, are disconnected. For basements not left in place, cap all sanitary sewers at the right-of-way line or as directed by the Engineer according to subsection 720.05 of

the Standard Specifications. Gary Sanitary District (GSD) personnel must be present to inspect capping of all sanitary sewer lines. Notify the Engineer a minimum of 24-hours prior to capping of sanitary lines to schedule GSD inspection.

9. Demolition Methods. Keep all building components and debris thoroughly wet during all phases of demolition and debris removal to prevent the release of particulates into the air and to minimize the spread of lead-containing dust, including the application of water during knockdown and load-out.

Procure a consistent water source for the duration of demolition activities. Upon completion of the work, remove all temporary water lines installed. Wetting may include the use of lifting device equipment to ensure proper wetting of higher elevation surfaces prior to and during demolition and/or in cases when the structure is unsafe to enter prior to demolition. Water must be applied directly to the point of impact to maximize dust control. Direct water, use misting nozzles, and utilize erosion control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or settled airborne dust onto adjacent properties, drives and walkways. Do not create hazardous or objectionable conditions, such as ice, flooding, and pollution, when using water.

Use all means necessary to control dust on and near the work and on and near all off-site borrow areas if such dust is caused by the Contractor's operations during performance of the work or if it results from the condition in which the Contractor leaves the site. Use water mist, temporary enclosures, and other suitable methods to prevent the spread of dust and dirt during all demolition activities. During high wind weather conditions (above 25 miles per hour (mph)), limit work activities to those that do not generate fugitive dust and avoid or minimize knockdown and earthwork activities.

The frequency of applying water may be reduced if precipitation events occur or if soil is frozen or snow conditions are present, providing that excess fugitive emissions and dust are not observed. During demolition activities in temperatures below freezing, utilize a mixture of water and/or other suppressant agents approved by the Engineer prior to use. Alternative dust suppressant agents and procedures for their application must be in compliance with the Indiana Department of Environmental Management (IDEM) guidelines.

If a complaint is received by the Engineer, the public or any of the Contractor's staff concerning fugitive dust emissions, the process causing the concern must be halted immediately until the issue is investigated by the Engineer and the Contractor, and a satisfactory resolution can be implemented at no additional cost to the contract.

If the Project Log indicates the commercial structure has been deemed emergency Ordered Demolition per Gary City Code pursuant to 40 CFR 61 Subpart M by the City of Gary, the Engineer will not perform a Hazardous and Regulated Materials survey. For these structures, treat all materials as asbestos containing materials and transport and dispose of all debris and materials removed at a non-municipal solid waste landfill (Non-MSWLF) with a Variable Source Asbestos Approval in accordance with all applicable federal, state and local requirements. To the extent practical, identify, characterize, manage, handle, segregate, contain, remove and dispose of any

encountered hazardous materials from the structure to avoid causing a release to the environment.

10. Environmental General Measures. Prior to beginning work on a parcel, meet with the Engineer to review the site and review the available environmental information.

Prior to beginning work on a parcel, develop and provide the Engineer with a Health and Safety Plan (Plan) for each parcel that addresses avoiding exposure to lead. Include the applicable personal protective equipment (PPE) workers must wear. The Plan must require a negative exposure assessment for lead and/or require the appropriate personal protective equipment, when necessary, including but not limited to steel-toed boots, long pants, gloves, safety glasses and a respirator. Provide the Plan to the Engineer for approval. The Engineer will provide comments that must be incorporated into the Plan or will approve the Plan within 7 calendar days. Any additional costs associated with the handling, avoidance, removal and/or disposal of lead materials is included in the item, Building and Property Improvements Removal, Commercial, Parcel (no.) pay item. The Health and Safety Plan is expected to be updated at no additional cost to the contract when additional information is provided to the Contractor.

Implement soil erosion and sedimentation control (SESC) measures as specified in the Project Log and as directed by the Engineer. All SESC measures shall be inspected and maintained by the contractor and replaced should they become damaged. Any water pumped from the jobsite shall be discharged through a filter bag. If the contractor is not in compliance with the erosion control plan, work will be suspended until all erosion control measures are compliant.

Lead based paint may exist in some of the structures, lead contamination may be present in soil, and heating oil or fuel underground storage tanks may be present. The Engineer may perform additional environmental testing and develop a Due Care Plan with additional measures to be implemented. Stage work as indicated in the Project Log to allow the Engineer to perform additional environmental testing.

Provide a competent person and Supervisor in conformance with the hazardous waste management standards 40 CFR Parts 260-270, and 273. This person must be on site or readily accessible during all work activities to ensure workers have the appropriate level of PPE and hazard awareness training.

Following each phase of demolition or construction, install and maintain a suitable ground cover in areas where soils are exposed from demolition or construction activities to restrict human exposure to potentially contaminated soil. Topsoil used for turf establishment during site restoration is deemed acceptable suitable ground cover.

Unless otherwise authorized by the Engineer, restrict access to site during all demolition activities.

Soil and debris disturbed or encountered during construction activities will be treated as contaminated in the absence of sampling data that proves otherwise. The Contractor must follow the Indiana Code IC 13-11-2-99 for the relocation of contaminated soil, to manage waste and contaminated soil onsite. Do not remove soil from the site unless it is necessary. If soil is

to be moved off-site it will be properly characterized and managed for disposal at a licensed facility if necessary.

Contact the Engineer within 15 minutes if potential contamination or potentially hazardous materials are encountered.

Contact the Engineer within 15 minutes of encountering an unknown underground storage tank. The Engineer will assess whether a release has occurred and facilitate registration, removal and disposal of the underground storage tank.

If buried demolition debris is encountered during work, immediately notify the Engineer. Provide a competent person onsite and handle all debris and waste as contaminated with friable asbestos and/or containing friable asbestos, unless proven otherwise. Unless the buried demolition debris is noted in the Project Log, the proper removal and disposal of the material will be considered extra work to the Contract.

Document the preventative measures implemented on each parcel and provide all documentation to the Engineer.

11. Documentation. Provide the Engineer with all documentation associated with disposal of removed improvements upon completion of the work or as the project progresses. Provide the Engineer with all documentation associated with backfill materials, restoration materials, and all other permanent materials incorporated into the project.

d. Measurement and Payment. The completed work, as described, will be measured and paid for at the contract unit price using the following pay item:

Pay Item	Pay Unit
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Building and Property Improvements Removal, Commercial, Parcel (No.)	Lump Sum
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Information pertaining to each parcel is provided in the Project Log.

Building and Property Improvements Removal, Commercial, Parcel (No.) includes the removal of the structure(s) as indicated by code SGL, NB or BLIP, proper demolition and removal of burned or collapsed structures, all backfill, final site grading, site restoration, temporary fencing, compliance with all local ordinances and zoning restrictions, compliance with all requirements in State and locally issued permits, and other applicable work described in the Project Log.

Payment will not be made for this item of work until the structure(s) and appurtenant features have been demolished and disposed, the parcel is backfilled and restored, and all required documentation has been submitted to and reviewed by the Engineer.

NORTHWEST INDIANA
REGIONAL DEVELOPMENT AUTHORITY

SPECIAL PROVISION
FOR
HAZARDOUS AND REGULATED MATERIALS REMOVAL AND DISPOSAL

1 of 4

a. Description. This work consists of all labor, materials, and equipment to remove and dispose of all regulated asbestos containing materials (RACM) and other regulated materials (ORM) prior to the demolition of buildings, structures, and other improvements. Ensure that all activities are conducted in compliance with applicable federal, state and local laws and regulations. Submit the required notifications to regulatory agencies and revise these notifications, as necessary. Reimburse the Northwest Indiana Regional Development Authority (RDA) for any fines or remediation costs incurred as a result of failure to be in compliance with this Special Provision, contract terms and conditions, and/or all federal, state and local laws and regulations.

b. Notification. Demolition of any building or structure requires notification to the Indiana Department of Environmental Management (IDEM), regardless of the presence or absence of RACM. Complete a separate Notification of Demolition and Renovation Operations (State Form 44593) in accordance with 326 IAC 14-10-3(b) for each building or structure. Refer to the applicable Hazardous and Regulated Materials (HRM) Survey Report prepared for specific information needed to complete State Form 44593. Sign the form as owner/operator and submit to the address specified on the notification form a minimum of 10 working days prior to the start date of asbestos stripping/removal procedures or demolition start date specified in the notification.

IDEM will assess demolition fees quarterly to the owner/operator submitting the notification during the previous quarter in accordance with 326 IAC 14-10-5. Section 5 describes the fee structure applied by IDEM, which is based on the amount of friable asbestos to be removed.

If the amount of RACM to be removed, stripped or disturbed changes by 20 percent or more of the amount noted on the original notification, prepare and submit a revised notification form. Send the revised form to IDEM and to the Engineer. Show all changes by carefully crossing out the original data and legibly adding the revised data. The revised form must be delivered at least two working days or postmarked at least five working days prior to the start date of the asbestos stripping/removal, or the demolition start date specified on the revised form.

c. Asbestos Removal and Disposal. Prior to demolition of a building or structure, remove all RACM. Ensure this work is completed by a licensed asbestos abatement contractor. Ensure the appropriate field staff are present at the time of any asbestos removal, stripping or disturbance per Indiana rule 326 IAC 18-3 (Accreditation: Asbestos Removal Personnel). The Contractor or subcontractor performing the abatement must be a licensed asbestos contractor in the State of Indiana. Only asbestos removal contractors, project supervisors, and workers accredited in the State

of Indiana may perform removal of RACM. All personnel must carry their credential and be current with refresher training.

Prepare an abatement plan (Plan) designed by a Project Designer accredited in the State of Indiana. The plan should state how work will comply with federal, state, and local regulations and address:

1. sealing the exterior building envelope
2. worker protection (e.g., PPE, air monitoring, use of appropriate equipment)
3. RACM removal methods
4. any nonfriable ACM that will remain in the structure and a description of demolition techniques that will ensure the ACM is not rendered friable and made RACM through demolition activities
5. clearance testing
6. maintenance of record keeping for work activities completed each day; vi) final cleanup procedures
7. waste handling (i.e., waste transport, final disposition of waste RACM, and managing waste shipment records [WSR]).

Submit the Plan to the Engineer no less than 5 business days prior to the scheduled start date of asbestos stripping/removal. Do not begin asbestos stripping/removal activities without written Notice to Proceed from the Engineer.

RACM must be kept adequately wet during stripping/removal. There are two situations for which the requirement for adequately wetting the material does not apply.

1. The temperature at the point of wetting is below 32 degrees Fahrenheit. Record the temperature at the beginning, middle and end of each work period. Provide a signed copy of the temperature records to the Engineer for the project file at the end of each day of abatement activity. Keep daily temperature records available for inspection by IDEM at the demolition or renovation site and retain the temperature records for at least two (2) years.
2. Renovation operations where wetting would unavoidably damage equipment or present a safety hazard. For these operations, submit a request in writing for a waiver for not wetting the RACM to the IDEM, Office of Air Quality.

If situations 1. or 2. are deemed applicable, implement one or more of the following emission control methods:

- a. A local exhaust ventilation and collection system designed and operated to capture the particulate asbestos material produced by the stripping and removal of the asbestos materials. The system must exhibit no visible emissions to the outside air and be designed and operated in accordance with the requirements in 40 CFR 61.152.
- b. A glove bag system designed and operated to contain the particulate asbestos material produced by the stripping of the asbestos materials.
- c. Leak-tight wrapping to contain all RACM prior to removal.

Conduct all asbestos stripping/removal work in accordance with the 29 CFR 1926.1101 OSHA Asbestos in Construction Standard; the Asbestos NESHAP and IAC 326; applicable portions of AHERA/AHARA; RCRA and IC 13 Title 13 – Environmental for disposal of construction and demolition waste and asbestos waste; and applicable DOT and INDOT IC 13-11-2-207 regulations for transporting waste, including placarding of vehicles.

d. Other Regulated Materials Removal and Disposal. Prior to demolition of a building or structure, remove and dispose of all ORM identified in the HRM Survey Report or otherwise discovered in connection to the structure. Remove and dispose of ORM in accordance with all applicable local, state, and federal regulations all hazardous and regulated materials. ORM include:

1. Refrigerants and related chemicals (40 CFR 82 Subpart F);
2. Solid wastes which exhibit any of the characteristics of ignitability, corrosivity, reactivity, or toxicity (40 CFR 261.20 – 261.24 – Hazardous Waste Characteristics Regulations);
3. Hazardous wastes (40 CFR 261.31, 261.32) and discarded commercial chemical products (40 CFR 261.33& Part 111, Public Act 451 of 1994, as amended);
4. Universal wastes, including batteries, pesticides, mercury-containing products, lamps, aerosol cans and certain household wastes (40 CFR 273);
5. PCB-containing products (40 CFR 761);
6. Scrap tires (IC 13-20-14-4);
7. Medical or Infectious Wastes (IC 16-41-16 and 410 IAC 1-3-22);
8. Electronic Waste (IC 13-20.5)

The Contractor must document removal of all ORM using the appropriate waste shipping document (i.e., hazardous, non-hazardous waste manifest) to track and substantiate transport and final disposition of the waste at a licensed disposal facility.

e. Waste Shipment and Disposal. Properly package and label all RACM as special waste prior to disposal. Arrange for a licensed waste transporter to transport all waste RACM immediately and directly to a non-municipal solid waste landfill (Non-MSWLF) with a Variable Source Asbestos Approval.

The following labels must be attached to the packaging: generator/operator label transporter label:

DOT marking stating – **R.Q. Asbestos NA2212**

OSHA label stating – **DANGER CONTAINS ASBESTOS FIBERS AVOID CREATING DUST CANCER AND LUNG DISEASE HAZARD**

Provide a Waste Shipment Record (WSR) for each load of waste RACM. Fill out and sign the generator section of the WSR for the disposal of waste RACM. Provide a copy of the form to the Engineer immediately after signing. After the owner/operator of the disposal site signs the form, immediately provide a copy to the Engineer.

Containerize universal wastes in accordance with 40 CFR 273.14 – Labeling/markings to identify the type of universal waste in the container. Universal waste transporters must meet the requirements

of 40 CFR part 273 subpart D (Universal Waste Transporters). Hazardous waste transporters must meet the requirements of 40 CFR part 263 (Hazardous Waste Transporters).

f. Measurement and Payment. The completed work, as described herein, will be measured and paid for at the contract unit price using the following pay item.

Pay Item	Pay Unit
Hazardous and Regulated Materials Removal and Disposal, Parcel (No.)	Lump Sum

Hazardous and Regulated Materials Removal and Disposal, Parcel (No.) includes the removal, transport, and disposal of all hazardous and regulated materials, submittal and maintenance of all required permits and notifications, generating and providing all required documentation, compliance with all applicable federal, state, and local laws and regulations, and other applicable work described in the Project Log.

Payment will not be made for this item of work until all hazardous and regulated materials have been removed and disposed, and all required documentation has been submitted to and reviewed by the Engineer.