

Demolition, UST Closure, Remediation and Site Restoration Services
2099 Center Square Road
Logan Township, New Jersey
REF # 2010-RED-BID-DEMO-008 – Demolition Services

Project Description

1. The project site/property (“Site”) is located in the Pureland Industrial Complex at 2099 Center Square Road in Logan Township, Gloucester County, NJ. identified as Tax Block 29.03 Lot 7, as shown on the attached Tax Map and highlighted in yellow. The Site contains the shell of a 51,000 SF. industrial building which is owned by the New Jersey Economic Development Authority. The Site consists of approximately 3.9 acres, the majority of which is covered with the building and surface pavements.
2. The scope of work (“Work”) consists of the demolition of the former industrial building, closure/removal of a 10,000 gal. underground heating oil storage tank (UST), environmental site investigation and remediation activities for soil and groundwater and stabilization of the areas of disturbance upon completion of the demolition and remediation activities. The NJ Economic Development Authority (“NJEDA”) will administer the contract(s) to complete the demolition and site remediation.
3. NJEDA has engaged the services of T&M Associates, Inc. of Moorestown, NJ, to provide professional civil and environmental consulting engineering services for the project.
4. NJ Dept. of Community Affairs (“NJDEA”) will perform Plan Review, issue permits, perform inspections and issue Certificate of Completion.
5. The plan for redevelopment and/or future improvement of the Site following demolition has not been determined, therefore, is **not** included in the scope of the demolition and stabilization Work as contained in this Project Description. NJEDA plans to sell or redevelop the property for a future industrial or commercial use to fulfill its mandate to create jobs and tax rateables in accordance with the Authority’s economic development mission.
6. The existing temporary fence was installed for NJEDA by National Rental Fence in April 2010 to secure the property from vandalism. The fence has been installed in close proximity to the property boundary. The contractor may be required to move or relocate the fence along the front of the building adjacent to Center Square Drive in order to complete building demolition and site grading. The contractor shall be responsible for reinstalling the fence upon completion of the work or shall be responsible for replacing the fence if damaged.
7. All existing improvements, contained within the Work Area will be demolished and removed from the Site in accordance with the demolition plans and specifications. The existing surface elevations outside the Work Area will be **maintained** during performance of the Work and will **not be altered** upon completion of the Work. Earthwork and site grading and restoration will be performed in accordance with the site grading and restoration plans. All areas within the Work Area which are disturbed as a result of performance of the demolition Work will be graded to maintain the existing positive surface drainage and will be stabilized with turf grass and/or groundcover in accordance with the requirements set forth by the County Soil Conservation District.

8. The building is in an unsafe condition due to the deterioration and collapse of much of the roof decking. Approximately 60-70% of the metal roof decking has collapsed. The contractor will be required to stage the Work in order to safely perform asbestos abatement and demolition activities.
9. The contractor may be directed by the Authority's engineering consultant T&M Associates to perform excavation, stockpiling and disposal of Total Petroleum Hydrocarbon (TPHC) or other impacted or contaminated soils, in the vicinity of the UST or other areas of the site if encountered during the UST closure or demolition activities as directed by the engineer.