

## **I. PROJECT OVERVIEW**

Project: Columbus County Acquisition–Demolition Projects  
FMA-2020-FM-110-0001

This bid specification document outlines the requirements and scope of work for the demolition of structures under the Columbus County FEMA FMA 2020 Acquisition–Demolition Project. All work must comply with FEMA, State of North Carolina, and local building code regulations.

## **PROPERTY ADDRESS**

111 Co Moss Rd, Whiteville, NC 28472

## **CONTACT INFORMATION**

County Contact:  
Bridgette Spann  
County Planner  
Columbus County Planning Department  
[bridgette.spann@columbusco.org](mailto:bridgette.spann@columbusco.org)

Project Coordinator:  
Jillian Acosta  
Byrdson Services  
[jacosta@byrdsonservices.com](mailto:jacosta@byrdsonservices.com)

## **II. GENERAL SCOPE OF WORK**

Demolition (tear down, raze) to include removal of the structure and accessory structures, removal of all debris, weeds, rank vegetation, driveways, slabs, foundation walls, impervious surfaces, and built up hard landscaping features. Remove fences as designated by the county. Sever and seal electrical, gas, water, sewer, and telephone utility mains per the utility companies' directives. Demolition of the structure shall be in accordance with the requirements outlined in the provided Asbestos Evaluation Report.

A final site walk through will be required prior to the contractor de-mobilizing from property.

Special consideration shall be given to the following conditions:

**Remove driveway and apron all the way to street. The finished grade of removed driveway must be even with adjacent ground. Ensure no low spots.**

Leave the front and rear yards as-is, grade former location of house to provide slope that can be stabilized per Section VIII, and add soil if necessary.

Final site grading must be sufficiently smooth to allow the grass to be cut. Refer to Section VIII (2).

**Please also complete the following:**

- ❖ Remove mail box.
- ❖ Remove all hard surfaces.
- ❖ Remove chain link fence in front yard
- ❖ Remove all trash and debris on property.
- ❖ Remove sheds
- ❖ Remove clothes line
- ❖ Remove light pole in back yard.
- ❖ Grade property to achieve positive drainage. No ponding of water.
- ❖ Remove all shrubs/small trees next too and within close proximity of house.
- ❖ Remove back deck
- ❖ Remove concrete slab next to drive on left side.
- ❖ Remove asphalt drive to road, curbing not required.

**III. Method of Demolition or Removal:**

Any standard method of demolition or removal of the structure(s) currently in use except burning or blasting shall be acceptable.

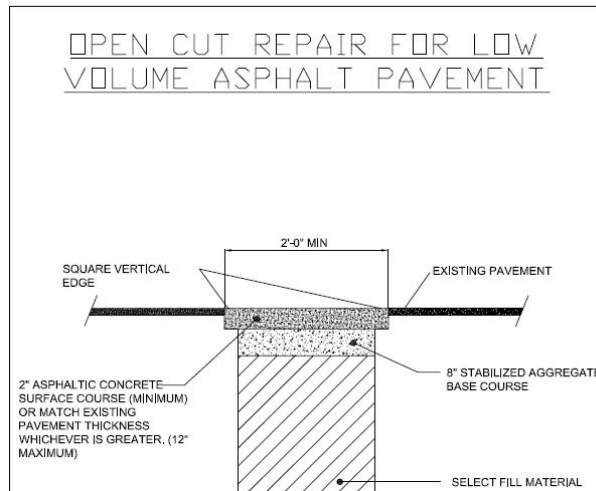
Asbestos air monitoring, if required under State regulations, will be conducted by County's contractor. **If air monitoring is required, a ten (10) day notification from the County's structure removal consultant, xxx or his designee, to Columbus County is required prior to the commencement of any asbestos abatement work.**

**ASBESTOS IDENTIFIED**                      ☐ YES                      ☒ NO  
**AIR MONITORING REQUIRED?**                      ☐ YES                      ☒ NO

**If an asbestos abatement project design plan is required, all abatement work will comply with that plan, which must remain onsite during the abatement period.**

A stabilized construction entrance is required at all sites. If contractor gets mud on the street(s), the Contractor is to immediately have the mud removed and the street cleaned.

Concrete curb may be present along the street adjacent to the project site. New concrete curb installed over a pre-existing driveway entrance shall substantially match adjacent curbing. At minimum, the front and back of the curb shall be formed to match adjacent curb width. The installed concrete shall be finished to substantially match adjacent curb height and configuration. Any damage to the County road surface shall be repaired in accordance with the following specification:



#### **IV. Excavation:**

1. **Protection of adjacent buildings and existing structures:** Excavations shall not be carried below existing foundations until underpinning and shoring to be performed by Contractor have been completed. All existing structures, pipes, and foundations, which are to remain, shall be adequately protected or replaced by the contractor without cost to the Owner.
2. **Waste:** Excess material from excavation not suitable or required for backfill or filling shall be removed from the site and properly disposed of in an approved landfill.
3. **Disposal of materials:** Salvaged materials from the structure may be stored on the site temporarily but not beyond the date specified for completion of the Contract. All other materials shall be promptly removed as demolition progresses.

#### **V. Existing Utilities:**

1. Existing utilities such as electrical, gas, water, and sewer lines shall be properly disconnected and/or capped by a method approved by the utility company's directive. Sewer services shall be disconnected as close as feasible to the road right-of-way or property line and sealed with concrete or other means acceptable to the local sewer authority. The Contractor will confirm and/or arrange for termination of service to the above structures and disconnection of any electrical wiring. Any expense or damage to utilities shall be the responsibility of the Contractor.
2. **The Contractor shall schedule an inspection with the appropriate sewer provider and obtain a release in writing that the termination of utilities are acceptable to the utility provider. If the property contains a private sewage disposal system, then the septic tank shall be pumped, crushed and filled.**

3. Properties may contain an underground fuel oil tank. If an underground tank is present, remove the tank and its contents in accordance with state standards and obtain any applicable permits.

#### **VI. Grading:**

1. Any exposed earth uncovered by demolition will be graded smooth. Demolition sites are to be leveled. In the event low areas remain which will cause water to stand, the contractor shall be responsible for filling or grading to eliminate. Contractor is also responsible for maintaining minimum slopes to prevent erosion. If necessary, sediment and erosion control measures are required at the side and rear of dwelling to prevent soil and debris from entering into the stream and immediately adjacent overbank area.
2. Maximum slope on any graded area may not exceed 3:1 ratio.

#### **VII. Backfilling Around Foundations:**

All timber shall be removed and all trash shall be cleared out from the excavation. Backfill shall be excavated material. Backfill shall be placed in 8-inch layers and compacted by mechanical tamping. Surface of backfill shall be left 6 inches above final grade to allow for settlement. All basement areas are to be cleaned out, demolished, debris removed from the site and filled to the adjacent grade with suitable fill material and compacted to 95% compaction.

#### **VIII. Clean-Up and Site Stabilization:**

1. All trash and debris shall be removed. All excavated areas shall be raked clean by hand or by means of landscaping equipment. Absolutely no debris from the demolition and cleanup operations is to remain on site.
2. The entire lot shall be back dragged, leveled with rollover, pulverize type landscaping equipment and seeded with the following grass seed mix. Note: if sufficient stand of grass is not obtained, the contractor will re-seed those areas as part of this contract.
3. After completion of seeding, stabilize with clean straw.

#### **IX. Permits:**

1. The Contractor shall secure and pay for all required permits/licenses necessary for the completion/execution of the work. A Building Demolition permit will be issued and must be obtained prior to any demolition work.
2. The Contractor shall perform all work in conformance with applicable local codes and County requirements whether or not covered herein by the specifications for the work.
3. During the project, periodic inspections may be conducted by the County to ensure compliance with the requirements of the contract and specifications.

## **X. Safeguards During Demolition:**

1. **General:** The temporary use of streets or public property for the storage or handling of materials of equipment required for demolition and the protection provided to the public shall comply with the provisions of this section. The Contractor shall be responsible for the safety of all individuals and those performing work under this Contract and for any damages to the Owner(s) property that may occur as the result of negligent acts by him or his workers, and shall indemnify and Hold Harmless the Owner and Columbus County through insurance as stipulated in the Contract documents.
2. **Allowable use of public property during construction:** The amount of space and conditions under which public property may be used for demolition purposes shall be as set forth below:
  - A. One-third (1/3) of the width of the street that is adjacent to the curb in front of the building being demolished and for which a permit has been issued, provided that not less than 16 ft. of usable street width remains.
  - B. Street or sidewalk space may be used in accordance with the following provisions:
    1. That a walkway be constructed in the outer portion of the permissible occupied street space, conforming to these requirements.
    2. That building material, fence, shed or any obstruction of any kind shall not be placed so as to obstruct free approach to any fire hydrant, lamp post, manhole, fire alarm box, or catch basin, or so as to interfere with the passage of water in the gutter. Protection against damage shall be provided to such utility fixtures during the progress of the work, but sight of them shall not be obstructed.
    3. That a ten-(10) foot clear roadway be maintained through any alley located behind the building.
    4. That proper precaution shall be made during construction to prevent concrete, mortar washing or any other material from entering a sewer.
    5. The person or persons to whom a permit is issued for such purposes as stated herein shall post with the applicable governing authority a bond of such type and amount as deemed advisable by the applicable governing authority as protection from any and all liability.
3. **Cleaning of sidewalks and streets:** The Contractor, upon the completion of the building, shall immediately remove all walkways, debris and all other obstructions and leave such public property in as good a condition as it was before such work was commenced.
4. **Warning Light:** Every walkway shall be kept well lighted continuously between sunset and sunrise and the outer edge of the occupied space of the street or sidewalk shall have placed thereon portable barricade signs with flashing amber lights which shall burn continuously between sunset and sunrise.

## **XI. Scheduling**

1. **Contractor and/or his subcontractor shall complete all work at the site within sixty (60) days from the date of assignment from the County.**
2. Asbestos air monitoring required under State regulations will be conducted by County's contractor. A ten (10) day notification period as described in Section III of this specification is required.

## **XII. Basis of Payment:**

Payments shall be made upon satisfactory completion of all work. Said payment shall be full compensation for furnishing all materials and doing all the work herein prescribed in a workman like and acceptable manner; including all labor, tools, equipment, supplies, and incidentals necessary to complete the work. No additional payment will be allowed for work under adverse weather conditions or subsurface and/or latent conditions at the site. The contractor is expected to fully acquaint himself with all conditions relative to the project prior to entering into the Contract.

## **XIII. Job Site Safety:**

All work performed at the worksite shall be in accordance with OSHA requirements and the General Safety Policy of Columbus County.

## **XIV. Bid Submission Requirements:**

All bids must include:

### **1. Itemized cost breakdown (demolition, disposal, abatement, site restoration)**

- Bidder must provide a detailed cost proposal clearly itemizing all components of the demolition work. The breakdown shall include, but not be limited to:

**Demolition:** Labor, equipment, and materials required for the removal of all above-ground and below-ground structures, foundations, and other improvements.

**Debris Disposal:** Transportation, tipping fees, and disposal of all demolition debris in a permitted landfill facility in accordance with North Carolina Department of Environmental Quality (NCDEQ) regulations.

**Asbestos Abatement (if applicable):** Labor, materials, and disposal costs associated with handling and removing asbestos-containing materials in compliance with EPA and NC Health Hazard Control Unit (HHCU) standards.

**Site Restoration:** Backfilling, grading, stabilization, and permanent or temporary seeding of the site as specified in the bid documents.

## **2. Proof of licensing, insurance, and experience**

- Bidder must demonstrate qualifications and compliance with applicable state and local requirements, including:

**Licensing:** Copy of a current North Carolina General Contractor's License with appropriate classification for demolition work.

**Insurance:** Proof of General Liability, Workers' Compensation, and Automobile Liability insurance coverage, with minimum limits as required by Columbus County or Byrdson Services LLC. The County and Byrdson Services LLC shall be listed as Certificate Holders on the Certificate of Insurance (COI).

**Experience and References:** A brief summary of at least three (3) similar demolition projects completed within the last five years, including project location, client contact information, and scope of work. Experience with FEMA- or HUD-funded projects is preferred but not required.

## **3. Estimated project timeline**

Bid must include a proposed project schedule indicating:

- Mobilization start date (following Notice to Proceed)
- Key milestones (e.g., demolition start, debris removal, site grading, seeding)
- Substantial completion date

**PROPERTY PHOTOS:**



**Subject Front**

|                   |                   |
|-------------------|-------------------|
| 111 Co Moss Rd    |                   |
| Sales Price       |                   |
| Gross Living Area | 1,460             |
| Total Rooms       | 6                 |
| Total Bedrooms    | 3                 |
| Total Bathrooms   | 1.0               |
| Location          | Paved Rd/Flood Zn |
| View              | Residential       |
| Site              | 0.60 ac./\$10,000 |
| Quality           | Average           |
| Age               | 65                |



**Subject Rear**



**Subject Street**





**Living Room**



**Kitchen**



**Dining**



**Bedroom #1**



**Bedroom #2**



**Bedroom #3**



**Full Bath**



**Laundry**



**Detached Storage - No Contributing Value**

