



ADDENDUM 001
Contract NWI RDA-BE-2026-02
Demolition and Site Restoration -
Parcels 45-08-04-429-004 & 45-08-04-332-012

Contract Document	Description of Changes
Notice to Bidders	1. Replace the Notice to Bidders with the revised Notice to Bidders (A1)
Project Log	2. Replace the Project Log with the revised Project Log (A1)
Parcel Specifics Sheet – SITE 2	3. Replace the Parcel Specifics Sheet – SITE 2 with the revised Parcel Specifics Sheet – SITE 2 (A1)
Proposal	4. Incorporate Figure 4 – SITE 2 BLDG A Tunnel Abandonment Details into the Proposal 5. Incorporate Figure 5 – SITE 2 BLDG B Tunnel Abandonment Details into the Proposal

New and/or revised documents are provided in the following pages. Changes to existing documents are denoted with **bold red** text.

NOTICE TO BIDDERS (A1)

**For the Demolition of:
Commercial Structures Located at
549-77 Washington Street,
and 540 Tyler Street
Gary, IN 46402**

ELECTRONIC BIDS FOR:

**Project No. NWI RDA – BE – 2026-02
Project Name: Demolition and Site Restoration –
Parcels 45-08-04-429-004 & 45-08-04-332-012**

will be received from Contractors, at the Northwest Indiana Regional Development Authority by Email at

dwellman@rda.in.gov

(note, do not cc: any other party)

Subject line MUST contain “Project NWI RDA – BE – 2026-02; - Demolition and Site Restoration - (Your firm)”

Bid File (PDF) MUST be named-“(Bidding Firm name) Project-NWI RDA–BE–2026-02; - Demolition and Site Restoration” and not exceed 9Mb

Until 1:31 P.M (Central Time), August 3, 2026, after which all bids will be publicly opened.

A mandatory pre-bid site meeting will be held on July 9, 2026 at 10:00 AM (Central Time), beginning at 549 Washington Street, Gary, IN 46402. The meeting will include visits to each of the Sites included in this contract. Attendees will have full access to the sites to make visual assessments, obtain measurements, and otherwise inform the bidding process. Prospective bidders are encouraged to familiarize themselves with the sites and surrounding areas to the extent possible prior to the pre-bid meeting.

PROSPECTIVE BIDDERS ARE REQUIRED TO ATTEND THE PRE-BID MEETING TO BE CONSIDERED FOR CONTRACT AWARD.

Minority Contractors are encouraged to submit bids on this project as a prime contractor or through a prime contractor.

The awarded contractor must be licensed as a City of Gary Contractor prior to issuance of Notice to Proceed.

City of Gary Contractor License application information can be accessed via the link below.

<https://www.gary.gov/building>

By submitting a bid, Contractors agree to the terms and conditions of the Northwest Indiana Regional Development Authority STANDARD CONTRACT FOR PUBLIC WORKS PROJECT. A sample of this contract is provided for reference.

INSTRUCTIONS TO BIDDERS

01 PROJECT DESCRIPTION AND LOCATION:

This project includes demolition of commercial structures and restoration of two sites located at 549-77 Washington Street, and 540 Tyler Street in Gary, Indiana. Specific scopes of work include, but are not limited to, removal and disposal of hazardous and regulated materials; demolition; removal, transport, and disposal of associated debris; backfilling, grading and site restoration; maintenance of traffic; and soil erosion and sedimentation control. All work shall be performed in accordance with the project Proposal attached hereto.

02 TITLE AND DEFINITIONS

Contract: A written agreement between two or more parties enforceable by law.

Contractor: A person who has entered into or seeks to enter into a contract with Public Works Division.

Prime Contractor: A person or business which is primarily responsible for providing goods and service or performing a specific service, etc. under contract. A prime contractor can also be a Minority Business Enterprise, a Women's Business Enterprise or an Indiana Veteran Owned Small Business Enterprise.

Subcontractor: A person or a business who has a direct contract with a prime contractor who is under contract to provide goods and services or perform a specific service.

Joint Venture: An association of two or more businesses to carry out a single business enterprise for profit for which purpose they combine their property, capital, efforts, skills and knowledge.

Manufacturer: A supplier that produces goods from raw materials or substantially alters them before resale.

Minority Business Enterprise (MBE) and Women's Business Enterprise (WBE): A business concern which is certified as at least fifty-one percent (51%) owned and controlled by one or more of the individuals classified as a minority group which includes: African Americans, Hispanic Americans, Native Americans, Asian Americans, and other racial minority groups as defined by 13 CFR 124.103, or at least fifty-one percent (51%) owned and controlled by a woman or women.

Supplier: Any person or entity engaged to furnish goods, materials and/or equipment, but no on-site labor, is capable of furnishing such goods, materials and/or equipment either directly from its own stock or by ordering materials and/or equipment directly from a manufacturer, and is engaged to furnish such goods, materials and/or equipment directly to a prime contractor or one of its subcontractors.

Indiana Veteran Owned Small Business Enterprise (IVOSB): means an Indiana small business enterprise which is certified as at least fifty-one percent (51%) owned and controlled by a veteran.

03 PRE-BIDDING, BIDDING AND POST BIDDING REQUIREMENTS

- A. The Northwest Indiana Regional Development Authority (RDA) will authorize their Owner's Rep to issue bidding documents, construction documents and addenda to bidders.
- B. It is recommended that all Bidders visit the site(s) prior to submitting bid and become thoroughly familiar with the existing site conditions and work to be performed, as indicated in the bidding documents, construction documents and addenda. Extra compensation or extension of time will not be allowed for failure to examine the site prior to bidding.
- C. During the bidding period, should questions arise as to the meaning of any part of the bidding documents, construction documents or addenda that may affect the Bidder, the Bidder shall contact the RDA and submit a written request for clarification. The RDA will make such clarification only by written Addendum that will be emailed to each document holder or may be obtained at the RDA office. By submitting a bid, the Bidder acknowledges procurement of all Addenda. No written request for clarification will be accepted by the RDA later than fourteen (14) calendar days prior to the scheduled bid date.
- D. Bids shall include Base Bid (in figures and in words). In verifying bids, word amounts shall have precedence over figure amounts. The bid form must be signed. Note that by signing the bid document, the Bidder is acknowledging the procurement of all addenda and is certifying that the bid recognizes all items in all addenda.
- E. A bid by a corporation shall be in the legal name of the corporation followed by the word "by" and the signature of an authorized agent. The secretary of the corporation shall sign indicating his/her authority to sign.
- F. A minimum of 15% of the value of the work (measured in dollars of the total contract price) must be subcontracted to a certified MBE and/or WBE firm. Each Bidder must file with his bid a completed MBE/WBE Subcontractor Certification Form demonstrating how this requirement will be met, including designated MBE/WBE subcontractors, assigned services, and

anticipated subcontract values.

- G. Each Bidder must file with his bid a completed Reference Form, providing a minimum of three (3) references demonstrating experience with projects of similar scope and size. The RDA reserves the right to request additional financial information or contractor experience as a basis for rejection of bid or award of contract.
- H. Each Bidder must file with his bid a Non-Collusion Statement signed by the same authorized person(s) who signed the bid.
- I. Each Bidder must file with his bid a current IRS Form W-9.
- J. Each Bidder must file with his bid a completed and executed Bid Bond or certified check in accordance with IC 36-1-12-4.5. The bid bond penal sum or certified check shall be the minimum amount of five percent (5%) of the total bid amount.
- K. Each bidder must file with his bid an Employee Drug Testing Plan in accordance with IC 4-13-18 or evidence that the contractor is subject to a collective bargaining agreement containing drug testing requirements that comply with IC 4-13-18.
- L. Each Bidder must include his Federal ID number or Social Security Number on page 1 of 3 of the Bid Form. All required bid documents must contain original handwritten signatures.
- M. Each Bidder must file with his bid a completed Signature Affidavit.
- N. Each Bidder must file with his bid a completed Certificate of Corporate Resolution.
- O. All documents required by statute, rule or these instructions to be included in the bid must be submitted together in a single email file, plainly marked on the subject line and in the email file with the Name of Bidder, Project Number, and Project Identification. Bids shall be rejected if all required documents are not in the single email file.
- P. A Bidder with proper identification may withdraw his bid at any time prior to the scheduled time for receipt of the bids; however, no bid may be withdrawn without written consent of the RDA for a *period of sixty (60) days after the date of the bid opening*, or unless extended in accordance with IC 36-1-12-6. Bids received after the designated due time for any reason, shall be rejected and returned unopened to the Bidder. The RDA reserves the right to reject any or all bids.
- Q. All Bidders (corporations or other business entities) must be in good standing with the Indiana Secretary of State.

04 WORK BY CONTRACTOR

The Contractor shall perform a minimum of 15% of the value of work (measured in dollars of the total contract price) with his own forces, and not more than 85% of the value of work is to be subcontracted.

05 NONDISCRIMINATION

Pursuant to IC 22-9-1-10, the Contractor and subcontractors, if any, shall not discriminate against any employee or applicant for employment, to be employed in the performance of this contract, with respect to his hire, tenure, terms, conditions or privileges of employment, or any matter directly or indirectly related to employment, because of his race, religion, color, sex, disability, national origin, or ancestry. Breach of this covenant may be regarded as a material breach of the contract. Pursuant to IC 5-16-6-1, the contractor agrees:

- A. that in the hiring of employees for the performance of work under this contract or any subcontract hereunder, no contractor, or subcontractor, nor any person acting on behalf of such contractor or subcontractor shall, by reason of race, religion, color, sex, disability, national origin or ancestry, discriminate against any citizen of the State of Indiana who is qualified and available to perform the work to which the employment relates; and
- B. that no contractor, subcontractor, nor any person on his behalf shall, in any manner, discriminate against or intimidate any employee hired for the performance of work under this contract on account of race, religion, color, sex, national origin or ancestry; and
- C. that there may be deducted from the amount payable to the contractor by the State of Indiana or by any municipal corporation thereof, under this contract, a penalty of five dollars (\$5.00) for each person for each calendar day during which such person was discriminated against or intimidated in violation of the provisions of the contract; and
- D. that this contract may be canceled or terminated by the State of Indiana or by any municipal corporation thereof, and all money due or to become due hereunder may be forfeited, for a second or any subsequent violation of the terms or conditions of this section of the contract.

06 EMPLOYMENT ELIGIBILITY VERIFICATION

The Contractor affirms under the penalties of perjury that he/she/it does not knowingly employ an unauthorized alien.

The Contractor shall enroll in and verify the work eligibility status of all his/her/its newly hired employees through the E-Verify program as defined in IC 22-5-1.7-3. The Contractor is not required to participate should the E-Verify program cease to exist. Additionally, the Contractor is not required to participate if the Contractor is self-employed and does not employ any employees.

The Contractor shall not knowingly employ or contract with an unauthorized alien. The Contractor shall not retain an employee or contract with a person that the Contractor subsequently learns is an unauthorized alien.

The Contractor shall require his/her/its subcontractors, who perform work under this contract, to certify to the Contractor that the subcontractor does not knowingly employ or contract with an unauthorized alien and that the subcontractor has enrolled and is participating in the E-Verify program. The Contractor agrees to maintain this certification throughout the duration of the term of a contract with a subcontractor.

The RDA may terminate for default if the Contractor fails to cure a breach of this provision no later than thirty (30) days after being notified by the RDA.

The contractor shall submit, before work begins the E-Verify case verification number for each individual who is required to be verified under IC 22-5-1.7. An individual who is required to be verified under IC 22-5-1.7 whose final case result is final non-confirmation may not be employed on the public works project.

A contractor may not pay cash to any individual employed by the contractor for work done by the individual on the project.

A contractor must follow the federal Fair Labor Standards Act of 1938, as amended (29 U.S.C. 201-209) and IC 22-2-2. A contractor must be in compliance with IC 22-3-5-1 and IC 22-3-7-34. A contractor must be in compliance with IC 22-4-1 through IC 22-4-39.5. A contractor must be in compliance with IC 4-13-18.

07 NOTICE OF AWARD

- A. Prior to execution of the Contract, the RDA may require additional submittals from Bidder/s to clarify contractor's experience and plans for performing the proposed work. Submittals which may be required include a critical path construction schedule which coordinates all significant tasks sequences and durations; demolition work plan; schedule of values; and documentation of efforts to include minority, woman, and veteran owned businesses in the proposed work. The RDA may require Bidder/s to provide a comprehensive list of subcontractors and suppliers within 24 hours of receipt of bids.
- B. Prior to execution of the Contract, the successful Bidder shall furnish a Certificate of Insurance to the RDA as part of the contract. The insurance form is included for Bidder's review but need not be submitted at the time of the bid opening.
- C. Prior to execution of the Contract, the RDA will issue to the successful Bidder an email letter stating that its bid was the selected bid.
- D. Concurrent with execution of the Contract, the successful Bidder may be required to furnish executed copies of Contractor-Subcontractor agreements.

CONTRACTOR'S BID

For: Demolition and Site Restoration at Commercial Properties in the City of Gary, IN

Project Number: NWI RDA-BE-2026-02

Project Name: Demolition and Site Restoration - Parcels 45-08-04-429-004

& 45-08-04-332-012

Date: _____

To: Northwest Indiana Regional Development Authority
9800 Connecticut Dr.
Crown Point, IN 46307

Pursuant to notices given, the undersigned proposes to furnish and install work
in accordance with the construction documents prepared by:

Egis BLN USA, Inc.; 8320 Craig St., Indianapolis, IN 46250; 248-863-2762

Pay Item	Unit	Bid Price
_ Building and Property Improvements Removal, Commercial – SITE 1	Lump Sum	\$
_ Hazardous and Regulated Materials Removal and Disposal – SITE 1	Lump Sum	\$
_ Building and Property Improvements Removal, Commercial – SITE 2	Lump Sum	\$
_ Hazardous and Regulated Materials Removal and Disposal – SITE 2	Lump Sum	\$
TOTAL BASE BID (State amount in words)		
TOTAL BASE BID (State amount in figures)	\$	

_____ Federal I.D. Number or Social Security Number

Contractor's Email address _____
(Contract and Purchase Order will be sent to email address provided)

Ethics Compliance. The Contractor and its agents shall abide by all ethical requirements that apply to persons who have a business relationship with the State, as set forth in Indiana Code § 4-2-6 et seq., the regulations promulgated there under, and Executive Order 04-08, dated April 27, 2004. If the Contractor is not familiar with these ethical requirements, the Contractor should refer any questions to the Indiana State Ethics Commission, or visit the Indiana State Ethics Commission website at <<<<http://www.in.gov/ethics/>>>>. If the Contractor or its agents violate any applicable ethical standards, the State may, in its sole discretion, terminate this contract immediately upon notice to the Contractor. In addition, the Contractor may be subject to penalties under Indiana Code § 4-2-6-12.

Pursuant to IC 22-9-1-10, the Contractor and subcontractors, if any, shall not discriminate against any employee or applicant for employment, to be employed in the performance of this contract, with respect to his hire, tenure, terms, conditions or privileges of employment, or any matter directly or indirectly related to employment, because of his race, religion, color, sex, disability, national origin, or ancestry. Breach of this covenant may be regarded as a material breach of the contract.

IN TESTIMONY WHEREOF, the Bidder (a sole proprietor) has hereunto set his hand
this ____ day of _____, 20__.

Proprietorship (Company Name)

(INDIVIDUAL)

Bidder (Owner)

IN TESTIMONY WHEREOF, the Bidder (a partnership) has hereunto set their hands
this ____ day of _____, 20__.

Company Name

Partner

Partner

IN TESTIMONY WHEREOF, the Bidder (a corporation) has caused this proposal to be signed by its
President or other authorized signatory and Secretary this _____ day of _____, 20__.

Corporation Name

By President or Other Authorized Signatory

Secretary

If the bid is signed by other than the President, a Corporation Resolution designating other authorized signatory shall be submitted with this bid unless already on file with the Certification Board of the Public Works Division.

BY SIGNING THIS BID THE BIDDER ACKNOWLEDGES PROCUREMENT OF ALL ADDENDA AND
CERTIFIES THAT THIS BID RECOGNIZES ALL ITEMS IN ALL ADDENDA.

SIGNATURE AFFIDAVIT

PROJECT NO: _____

STATE OF _____ }
COUNTY OF _____ } SS:

Before me, the undersigned notary public, appeared _____ and being duly
(name of bidder)

sworn, on his oath says that he/she is _____
(president, general partner, owner)

of _____, bidder on Project No. _____, and
(name of company)

Affirmed that:

1. This bid is submitted in good faith in the amount stated herein, and will be fulfilled according to the Contract Documents (contract, general and supplemental conditions, technical specification, drawings and addenda thereto), if this bid is accepted; and
2. The statements are true contained in the Non-Collusion Statement, and as applicable, the Contractor's Affidavit of Subs Employed and the MBE, WBE and IVOSB Participation Plan and Good Faith Efforts Worksheet.

By: _____
(Signature)

(Printed name)

(Printed or typed name of company)

(must be signed by principal of organization)

STATE OF }
COUNTY OF } SS:

_____ personally appeared before me, a Notary Public, in and for said County and State, this _____ day of _____, 20____, after being duly sworn upon his oath, says that the facts alleged in the foregoing affidavit are true.

My Commission Expires:

NOTARY PUBLIC – SIGNATURE

NOTARY PUBLIC PRINTED NAME

(SEAL)

BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we _____
(Contractor's Name and Address)

as Principal, hereinafter called the Principal, and the _____
(Bonding Company Name)

a corporation duly organized under the laws of the State of _____
as Surety, hereinafter called the Surety, are held and firmly bound unto the Northwest Indiana Regional Development
Authority in the sum of _____
for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our
heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for: (insert Project Number, Description and Location)

Project No. _____

Project Description: _____

Project Location: _____

NOW THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or contract documents with good and sufficient surety for the faithful performance of such contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this _____ day of _____, 20____.

(Witness)

(Principal)

By: _____
(Title)

(Surety)

Witness)

(Attorney-in-fact)

CERTIFICATE OF CORPORATE RESOLUTION

I, _____, do hereby certify that I am the Secretary
Type Name
of _____, a corporation duly organized and
existing under and by virtue of the Laws of the State of Indiana;

I further certify that a regular/special meeting of the members of the Board of Directors of said corporation, duly called held and convened in conformity with the Charter and By Laws of said corporation, on the __day of _____, 20__, a quorum being present and voting thereon, the following resolution was duly adopted, to-wit:

I further certify that the foregoing resolution is a full, true, and complete copy as the same appears on record in the Minute Record Book of said corporation of which I am the legal custodian; that the same has not been altered, amended or repealed and is now in full force and effect.

In Witness Whereof, I have hereunto set my hand for said corporation this _____ day of _____, 20_____.

By: _____
(Signature)

(must be signed by principal of organization)
STATE OF }
COUNTY OF } SS:
}

_____ personally appeared before me, a Notary Public, in and for said County and State, this _____ day of _____, 20__, after being duly sworn upon his oath, says that the facts alleged in the foregoing affidavit are true.

My Commission Expires:

(SEAL)

NOTARY PUBLIC - SIGNATURE

NOTARY PUBLIC PRINTED NAME

NON-COLLUSION STATEMENT

The undersigned attests, subject to the penalties for perjury, that the undersigned is the Contractor, or that the undersigned is the properly authorized representative, agent, member or officer of the Contractor. Further, to the undersigned's knowledge, neither the undersigned nor any other member, employee, representative, agent or officer of the Contractor, directly or indirectly, has entered into or been offered any sum of money or other consideration for the execution of this Contract other than that which appears upon the face hereof. **Furthermore, if the undersigned has knowledge that a state officer, employee, or special state appointee, as those terms are defined in IC 4-2-6-1, has a financial interest in the Contract, the Contractor attests to compliance with the disclosure requirements in IC 4-2-6-10.5.**

Signature

Printed Name

Title

Company

Date



STATE OF INDIANA DRUG-FREE WORKPLACE CERTIFICATION

State Form 44260 (R2 / 12-22)

Pursuant to Executive Order No. 90-5, April 12, 1990, issued by Governor Evan Bayh, the Indiana Department of Administration requires the inclusion of this certification in all contracts with and grants from the State of Indiana in excess of \$25,000. No award of a contract or grant shall be made, and no contract, purchase order or agreement, the total amount of which exceeds \$25,000, shall be valid unless and until this certification has been fully executed by the Contractor or Grantee and attached to the contract or agreement as part of the contract documents. False certification or violation of the certification may result in sanctions including, but not limited to, suspension of contract payments, termination of the contract or agreement and/or debarment of contracting opportunities with the State for up to three (3) years.

The Contractor/Grantee certifies and agrees that it will provide a drug-free workplace by:

(a) Publishing and providing to all of its employees a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the Contractor's workplace and specifying the actions that will be taken against employees for violations of such prohibition; and

(b) Establishing a drug-free awareness program to inform employees about (1) the dangers of drug abuse in the workplace; (2) the Contractor's policy of maintaining a drug-free workplace; (3) any available drug counseling, rehabilitation, and employee assistance programs; and (4) the penalties that may be imposed upon an employee for drug abuse violations occurring in the workplace;

(c) Notifying all employees in the statement required by subparagraph (a) above that as a condition of continued employment the employee will (1) abide by the terms of the statement; and (2) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction;

(d) Notifying in writing the contracting State Agency and the Indiana Department of Administration within ten (10) days after receiving notice from an employee under subdivision (c) (2) above, or otherwise receiving actual notice of such conviction;

(e) Within thirty (30) days after receiving notice under subdivision (c) (2) above of a conviction, imposing the following sanctions or remedial measures on any employee who is convicted of drug abuse violations occurring in the workplace: (1) take appropriate personnel action against the employee, up to and including termination; or (2) require such employee to satisfactorily participate in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State or local health, law enforcement, or other appropriate agency; and

(f) Making a good faith effort to maintain a drug-free workplace through the implementation of subparagraphs (a) through (e) above.

THE UNDERSIGNED AFFIRMS, UNDER PENALTIES OF PERJURY, THAT HE OR SHE IS AUTHORIZED TO EXECUTE THIS CERTIFICATION ON BEHALF OF THE DESIGNATED ORGANIZATION.

THE UNDERSIGNED ALSO AGREES THAT BY TYPING THEIR NAME ONTO THIS FORM, THEY AGREE TO THE USE OF THEIR DIGITAL NAME AS A LEGAL SIGNATURE

Printed Name of Organization

Contract/Grant ID Number

Authorized Representative

Date

Title

REFERENCE FORM
NWI RDA-BE-2026-02

REFERENCE #1	
Name of Reference (Company/Client Name):	
Contact Person:	
Contact Phone No.:	
Contact Email Address:	
Dates of Service:	
Contract Value:	
Description of Services Provided:	
REFERENCE #2	
Name of Reference (Company/Client Name):	
Contact Person:	
Contact Phone No.:	
Contact Email Address:	
Dates of Service:	
Contract Value:	
Description of Services Provided:	
REFERENCE #3	
Name of Reference (Company/Client Name):	
Contact Person:	
Contact Phone No.:	
Contact Email Address:	
Dates of Service:	
Contract Value:	
Description of Services Provided:	

MBE/WBE SUBCONTRACTOR CERTIFICATION FORM
NWI RDA-BE-2026-02

Prime Contractor (Bidder) Name:	
Total Base Bid:	\$
Total MBE/WBE Subcontracted Value:	\$
MBE/WBE Percentage of Base Bid:	%

List all MBE/WBE Subcontractor Firms		Type of Firm		Assigned Services	Anticipated Subcontract Value
		MBE	WBE		
Name:					\$
Address:					
City:					
State:					
Zip:					
Name:					\$
Address:					
City:					
State:					
Zip:					
Name:					\$
Address:					
City:					
State:					
Zip:					
Name:					\$
Address:					
City:					
State:					
Zip:					

PROJECT LOG (A1)
FOR
DEMOLITION AND SITE RESTORATION AT
PARCEL NUMBERS 45-08-04-429-004 (SITE 1)
& 45-08-04-332-012 (SITE 2)

This project includes 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

1) DESCRIPTION OF WORK

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

- a) Hazardous and regulated materials removal and disposal
- b) Demolition, removal, and disposal of commercial structures and associated appurtenances
- c) Backfilling and grading
- d) Site restoration
- e) Maintenance of traffic
- f) Soil erosion and sedimentation control (SESC)

2) LOCATION OF WORK

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

- a) SITE 1:
Parcel 45-08-04-429-004 (Former City Methodist Church)
549-77 Washington Street
Gary, IN 46402
- b) SITE 2:
Parcel 45-08-04-332-012 (Former Saint Mary's Hospital)
540 Tyler Street
Gary, IN 46402

3) PROJECT 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.

- a) 2026 INDOT Standard Specifications (Standard Specifications)
- b) Special Provision for Hazardous and Regulated Materials Removal and Disposal
- c) Special Provision for Commercial Building and Property Improvements Removal
- d) Special Provision for Dewatering
- e) Special Provision(s) for Maintaining Traffic
 - a) SITE 1
 - b) SITE 2
- f) Maintenance of Traffic Plans
 - a) 549-77 Washington Street, Parcel 45-08-04-429-004
 - b) 540 Tyler Street, Parcel 45-08-04-332-012
- g) Parcel Specifics Sheet(s)
 - a) SITE 1
 - b) SITE 2
- h) Soil Erosion and Sedimentation Control Plan(s)
 - a) SITE 1
 - b) SITE 2

4) SCOPE OF WORK:

- a) **Permitting**
 - i) Obtain an Indiana American Water (IAW) fire hydrant permit for each Site and comply with all applicable permit requirements throughout the duration of the project.
 - ii) Obtain a City of Gary Demolition Permit for each Site prior to the start of demolition and comply with all applicable permit requirements throughout the duration of the project.
 - iii) The Engineer has obtained INDOT permits for required lane and roadway closures, and temporary traffic control placement on INDOT routes, as applicable. Comply with the General Provisions and pre-work requirements of each permit for all work in the INDOT right-of-way, including all maintenance of traffic activities, as identified in the approved permits.
 - iv) Complete and submit for SITE 1 and SITE 2, the Gary Storm Water Management Department (GSWMD) Demolition Compliance Agreement to the GSWMD Administrative Office. Submit the compliance agreement and confirm receipt as a prerequisite to the Notice to Proceed. Comply with all requirements for demolition activities throughout the project duration.

- v) If electing to dewater SITE 1 via filtration and discharge into the public sewer system, obtain a GSWMD Stormwater Discharge Permit prior to commencing dewatering operations.
- vi) The Engineer has obtained IDEM Construction Stormwater Permits for each Site. Comply with all applicable permit requirements throughout the duration of the project.
- vii) 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.
- viii) 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.
- ix) Comply with all portions of subsection 202.02 of the Standard Specifications.
- x) All costs associated with permitting, including permit fees, are considered incidental to other contract pay items and will not be reimbursed separately.

b) Maintenance of Traffic and Site Security

- i) Maintain traffic in accordance with the applicable *SPECIAL PROVISION FOR MAINTAINING TRAFFIC*, Maintenance of Traffic Plan(s), and Parcel Specifics Sheet(s) for each Site, the Standard Specifications, and as directed by the Engineer.
- ii) Place temporary fencing with integrated wind screen throughout the perimeter of each Site and/or staging area. Such fencing shall consist of either base-mounted movable fence panels or 96-inch-tall chain link fence on driven posts.
 - (1) If moveable panels are utilized, sufficient ballast shall be provided to ensure that fencing remains secure and in place.
 - (2) If driven posts are utilized, the Contractor is responsible for backfilling and patching fence post holes following removal of fencing.
 - (3) 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 each Site during all working and non-working hours.

c) Environmental

- i) Remove and dispose of all Asbestos Containing Materials (ACM) and Other Regulated Materials (ORM) identified in the applicable Hazardous and Regulated Materials Report(s) for each site. 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, 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) Provide INDOT Form IC-203 - Request for Approval of Borrow or Disposal Site 14 days prior to materials being removed from the Site. This form shall be approved by the Engineer prior to the specified site being utilized for disposal of material.
 - (3) **Upon completion of abatement activities, a Post-Abatement Visual (PAV) Inspection and Final Air Clearance Sampling shall be performed to verify that the regulated work area has been adequately cleaned prior to demolition. All inspections and clearance monitoring shall be conducted in accordance with 410 IAC 18 (Indiana Asbestos Management Rules), applicable Indiana Department of Environmental Management (IDEM) requirements, Indiana Occupational Safety and Health Administration (IOSHA) adopting OSHA 29 CFR 1926.1101, 40 CFR Part 61, Subpart M (Asbestos NESHAP), and the aggressive air sampling procedures contained in 40 CFR Part 763, Subpart E, Appendix A (AHERA).**
 - (a) **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. Prior to requesting a PAV inspection, complete all ACM and ORM removal activities, remove asbestos waste and unnecessary equipment, perform a thorough final cleaning using HEPA vacuuming and wet cleaning methods, and maintain the integrity of the containment enclosure, critical barriers, decontamination facilities, and negative pressure ventilation system.**
 - (b) **The PAV Inspection shall be performed by the Engineer with the containment enclosure fully intact and under negative pressure. The work area shall be free of visible asbestos-containing material, dust, debris, residue, and other contamination. If deficiencies are identified, perform additional cleaning and/or removal activities until the work area successfully passes reinspection.**
 - (c) **Following a successful PAV Inspection, conduct aggressive final air clearance sampling while the containment enclosure, critical barriers, and negative pressure system remain fully operational. Aggressive air disturbance shall be performed in accordance with AHERA using electric**

leaf blowers or equivalent equipment and circulating fans to suspend residual fibers prior to and during sample collection. Clearance samples shall be collected and analyzed using NIOSH Method 7400.

(d) Containment enclosures, critical barriers, decontamination facilities, and negative pressure equipment shall remain in place until all of the following have been completed:

(i) Completion of all asbestos abatement activities.

(ii) Completion of final cleaning.

(iii) Successful PAV Inspection.

(iv) Completion of aggressive final air clearance sampling.

(v) Receipt of laboratory results demonstrating compliance with the specified clearance criteria (analytical results reported less than or equal to 0.01 f/cm³).

(vi) Written authorization from the Owner's Representative or Project Manager to dismantle the containment.

(e) Following authorization, dismantle the containment and remove critical barriers and decontamination facilities. Any dust or debris generated during dismantling shall be immediately removed using HEPA vacuuming and/or wet cleaning methods prior to releasing the structure for demolition.

~~(4) 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.~~

ii) Accumulated water in subsurface structures and/or significant depressions is assumed to contain asbestos fibers. Treat and discharge or transport and dispose of accumulated water in accordance with the *SPECIAL PROVISION FOR DEWATERING*.

d) Soil Erosion and Sedimentation Control (SESC)

i) Designate a dedicated Storm Water Quality Manager (SWQM) for the project that will be responsible for implementation and management of SESC measures at all Sites, in accordance with subsection 205.03.c of the Standard Specifications.

ii) Install, maintain, monitor, and remove SESC measures as indicated in the SESC Plan and Parcel Specifics Sheet(s) for each Site, in accordance with subsection 205.03.c of the Standard Specifications, and as directed by the Engineer.

iii) SESC measure materials and accumulated sediment at ordered demolition sites (SITE 1) are assumed to contain asbestos. Handle and dispose of all sediment and used SESC measure materials as asbestos waste.

e) **Demolition**

- i) Develop a detailed Demolition Plan (Plan) for each Site. Submit the Plan to the Engineer for review and approval a minimum of 14 calendar days prior to mobilizing to each site. The Engineer will have 7 calendar days to review the Plan and provide comments for revisions required to obtain approval. The Plan shall include, but is not limited to the following components:
 - (1) Site staging layout including ingress and egress locations
 - (2) Trucking routes
 - (3) Demolition sequencing
 - (4) Detailed descriptions and dimensions of nearby and/or adjoining structures
 - (5) Demolition means and methods
 - (6) Dust control methods
 - (7) Pollution control methods
 - (8) Utility avoidance and/or protection plan
 - (9) Vibration avoidance plan
 - (10) Building separation plan/methodology
- (a) SITE 2
 - (i) Means, methods and sequencing to separate **the BLDG B pedestrian bridge 2** from the adjacent ~~southwestern~~ **Gary Police Department** structure to remain.
 - (ii) Means and methods to protect the ~~multi-story municipal~~ **Gary Police Department** structure(s)/facilities adjacent to ~~BLDG 2~~ **BLDGs A-C** from damage during demolition activities.
 - (iii) Temporary support design, if necessary, to facilitate removal of the **BLDG B pedestrian bridge** ~~multilevel hallway between Buildings B and C~~, from the municipal structure.
 - 1. Temporary support and/or other structural designs shall be stamped by a Professional Engineer licensed by the State of Indiana.
- ii) Submit INDOT Form IC-203 - Request for Approval of Borrow or Disposal Site 14 days prior to materials being removed from the Site. This form shall be approved by the Engineer prior to the specified site being utilized for disposal of material. Submit a separate form for each proposed disposal site.
- iii) All painted and/or stained concrete, brick, and block material is considered contaminated and shall be disposed of at a facility permitted to accept such materials. Clean concrete, brick, and block material may be recycled or disposed of at other facilities permitted to accept such materials, unless otherwise noted in the Parcel Specifics Sheet(s) for each Site. Any additional laboratory analysis required to determine disposal requirements and/or obtain waste stream approval is considered included in the cost of other items and will not be paid for separately.

- iv) Remove and dispose of above and below grade features, associated appurtenances, and ancillary features at each Site in accordance with the Parcel Specifics Sheet(s) and the *SPECIAL PROVISION FOR COMMERCIAL BUILDING AND PROPERTY IMPROVEMENTS REMOVAL*.

f) **Site Work**

- i) 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 2026 Standard Specifications 904.06 (B Borrow) from an approved INDOT Certified Aggregate Producer Program (CAPP) source and compact in lifts no greater than 12 inches in depth to within 6 inches of the final grade. Recycled material or material from alternate sources may be used for backfilling, provided that it meets the requirements of B Borrow in accordance with Section 904.06 of the Standard Specifications. Provide sieve analysis and organic material testing results to the Engineer to obtain approval for the use of recycled material or material from a non-CAPP source.
- ii) Provide INDOT Form *IC-203 - Request for Approval of Borrow or Disposal Site* 14 days prior to borrow materials being delivered to the Site. This form shall be approved by the Engineer prior to the site specified being utilized for borrow material.
- iii) Grade the site to drain and as directed by the Engineer.
- iv) Restore all disturbed areas in accordance with Section 621 of the Standard Specifications.
- v) Place topsoil free from rocks, roots, and debris within the final 6 inches and grade to allow for adequate drainage.
- vi) Place seed, fertilizer, and mulch throughout all disturbed areas and as directed by the Engineer.
 - (1) Seed shall be INDOT seed mixture R and the application rate per acre shall conform with subsection 621.06 of the Standard Specifications. Fertilizer and mulching materials shall be applied at the following rates:
 - (a) Fertilizer: 800 lb/ac
 - (b) Mulch: 2 t/ac
- vii) Periodic cleaning/sweeping of adjacent roadways and/or sidewalks may be required throughout the duration of the project, as directed by the Engineer. Cleaning/sweeping operations are considered incidental to other contract pay items and will not be paid separately.

5) UTILITIES

- a) Locate all public utilities through the Indiana811 system prior to mobilizing to each Site.
- b) *Figures 1 & 3 – Existing Utility Maps* provide estimated locations of existing utility facilities currently identified by the Engineer at each Site.

- c) Active overhead and/or underground utility facilities may be present within the limits of or in close proximity to the parcels included in this contract. Review each Site to determine whether such utilities will impact demolition and/or site restoration methods.
- d) Plan and perform 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.
- e) 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.
- f) Remove, dispose, and bulkhead sanitary sewer outlet pipe(s) as encountered throughout each Site and as directed by the Engineer.
 - i) Remove sanitary sewer pipe(s) to the nearest parcel boundary.
 - ii) Bulkhead sanitary sewer pipe(s) at the nearest parcel boundary and as directed by the Engineer according to subsection 720.05 of the Standard Specifications.
 - iii) Gary Sanitary District (GSD) personnel must be present to inspect bulkheading of all sanitary sewer lines. Notify the Engineer a minimum of 24 hours prior to bulkheading of sanitary sewer lines to schedule inspections.
- g) Protection of existing in-service utility facilities may be required at certain Sites. Refer to the Parcel Specifics Sheet(s) for site-specific requirements.
- h) Removal and/or adjustment of existing utility structures and/or features may be required at certain Sites. Refer to the Parcel Specifics Sheet(s) for Site-specific requirements. Complete grade adjustment of existing structures in accordance with Section 720.04 of the Standard Specifications.

UTILITY RETIREMENT STATUS				
PARCEL ID	ADDRESS	NIPSCO GAS	NIPSCO ELECTRIC	INDIANA AMERICAN WATER
45-08-04-429-004	549-77 Washington Street, Gary, IN 46402	N/A, no gas utility in place	03/20/2025	04/29/2025
45-08-04-332-012	540 Tyler Street, Gary, IN 46402	06/04/2025	06/04/2025	05/05/2026

6) GENERAL NOTES

- a) Not all Sites 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 Sites.
- b) All work shall be performed within the parcel boundaries or within closed portions of adjacent roadways and/or alleyways, unless otherwise specified or as approved by the Engineer.
- c) Any damaged facilities within the public right-of-way shall be repaired and/or replaced at the Contractor's expense.

- d) 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.
- e) Refer to the Parcel Specifics Sheet(s) and other supporting documents for details pertaining to the scope of work at each Site.
- f) Plan and perform all work in accordance with applicable federal, state, and local laws, regulations, and ordinances.

7) SPECIAL CONDITIONS

- a) Develop a *Site-Specific Health and Safety Plan (SSHP)* for each Site. The SSHP shall be submitted to the Engineer for review and approval a minimum of 14 calendar days prior to mobilizing to each Site. The Engineer will have 7 calendar days to review the SSHP and provide comments for revisions required to obtain approval.
 - i) Components of various structures included in the contract are assumed to contain lean-based paint. The SSHP must include appropriate preventative and protective measures regarding this contaminate.
- b) Certain structures to be demolished are in close proximity to adjacent structures and/or other in-service facilities. Plan all activities to avoid impacts and damage to adjacent structures. Immediately suspend work and notify the Engineer if damage occurs or if the potential for damage becomes apparent at any time.
- c) Upon completion of the work at each Site, the Engineer will review the Site conditions and provide a list of corrective actions (Punch List), if applicable. All corrective action items must be completed within 14 calendar days of receipt of the Punch List.

8) PROGRESS CLAUSE

- a) After the award, do not begin work without a written Notice to Proceed from the Engineer. In no case may any work commence prior to contract award. A separate written Notice to Proceed will be issued for each Site.
- b) After the award and prior to the start of work, attend a preconstruction conference with the Engineer. The Engineer will determine the day, time, and place for the preconstruction conference.
- c) Prior to the preconstruction 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.
- d) 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(s).
- e) Fully restore each Site within 14 calendar days of completion of backfill and grading operations.
- f) Mobilize and begin work at SITE 1 and/or SITE 2 within 30 calendar days following receipt of Notice to Proceed. All work at SITE 1 and SITE 2 parcels shall be completed within 320 (three hundred twenty) calendar days following receipt of Notice to Proceed.

- g) Failure to complete the work within the specified timeframe(s) will result in assessment of Liquidated Damages. Liquidated Damages in the amount of \$1,000.00 per day will be assessed for each calendar day the work remains incomplete.

9) ITEMS OF WORK AND PAYMENT SCHEDULE

- a) 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 – SITE 1	1.0	Lump Sum
_Hazardous and Regulated Materials Removal and Disposal – SITE 1	1.0	Lump Sum
_Building and Property Improvements Removal, Commercial – SITE 2	1.0	Lump Sum
_Hazardous and Regulated Materials Removal and Disposal – SITE 2	1.0	Lump Sum

- b) At or before the preconstruction conference, provide a Schedule of Values for the Engineer's review and approval that corresponds to the _Building and Property Improvements Removal, Commercial pay item for each Site for the Milestone Items below. Assigned values shall align with the proportionate cost to perform the work associated with each Milestone Item. The sum of assigned Milestone Item values must equal the lump sum unit price for each Pay Item. Payment of the assigned values will be made upon completion of the work associated with each Milestone Item as described.

i) Milestone Items:

(1) Mobilization and Site Controls

Includes mobilization; installation of maintenance of traffic, temporary fencing, soil erosion and sedimentation control measures; site security; permitting.

Payment will be made upon completion of installation of items above and submitting all applicable permits and/or notifications to the Engineer.

(2) Above Grade Demolition

Includes removal, transport, and disposal of all above grade structures and associated appurtenances as specified.

Payment will be made upon completion of the work as described and submitting all required disposal documentation to the Engineer.

(3) Hard Surface and Below Grade Demolition

Includes removal, transport, and disposal of all hard surface and below grade features as specified.

Payment will be made upon completion of the work as described and submitting all required disposal documentation to the Engineer.

(4) Backfill and Site Restoration

Includes adjustment of utility structure covers (if applicable); bulkheading of sanitary sewer outlet pipes; placement and compaction of all required backfill, topsoil, seed, fertilizer, and mulch blanket as specified.

Payment will be made upon completion of the work as described and submitting all required material documentation to the Engineer.

(5) Project Cleanup

Includes demobilization; removal of maintenance of traffic devices, temporary fencing, and soil erosion and sedimentation measures; cleanup of the project site and surrounding roadways and/or sidewalks; completion of assigned Punch List work.

Payment will be made upon completion of the work as described and establishment of acceptable growth throughout all restored areas.

PARCEL SPECIFICS SHEET

SITE 2 (A1)

PROJECT NUMBER

NWI RDA-BE-2026-02

PARCEL NUMBER(S)

45-08-04-332-012

PARCEL ADDRESS(ES)

540 Tyler Street, Gary, IN 46402

PARCEL INFORMATION

1) SITE DESCRIPTION

This site is located within the northwest quadrant of the intersection of Tyler Street and W. 6th Avenue. The existing structure(s) are situated between an alley to the north, W. 6th Avenue to the south, adjacent buildings and a surface lot to the west, and Tyler Street to the east. There are three multi-level buildings and one single level building present on the site which are dilapidated. The parcel is L-shaped and encompasses approximately 164,000 square feet.

2) STRUCTURE DESCRIPTION(S)

Parcel 45-08-04-332-012: 4 Each Commercial Buildings

Structure ID	Structure Designation*	Structure Height	Structure SFT
BLDG A - Hospital	BLIP	5-story	135,808
BLDG B – Heating Plant/Converted Shop	BLIP	2-story	10,564
BLDG C – Heating Plant	BLIP	3-story	15,118
BLDG C – Adjacent Paint and Carpentry Building	BLIP	1-story	2,480

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

BLDG A is a 5-story structure with basement, BLDG B is a 2-story structure with basement, and BLDG C is a 3-story with an adjoining single-story structure with basement. Portions of BLDGs A-C are severely dilapidated and in various states of disrepair, including collapsed ceilings, roofs, and walls.

A tunnel is present between the western side of BLDG A and the adjacent Gary Police Department facility which will be partially abandoned in place. Refer to Section 3.d.v.1 for abandonment details.

A tunnel is present between the south side of BLDG B and the adjacent Gary Police Department facility which will be abandoned in place. Refer to Section 3.d.v.2 for abandonment details.

Basements/vaults are present on the north side of BLDG C, adjacent to the public alleyway, outside the footprint of BLDG C. Refer to Section 3.d.v.3 for removal details.

A pedestrian bridge is present on the western side of BLDG A, connecting the second levels of BLDG A and BLDG B, which is partially affixed atop the adjacent Gary Police Department facility. Selective demolition methods will be required to remove this feature as described in Section 3.b.iii.

Structural features of the buildings include concrete block foundation walls, exterior concrete and brick façade walls. Interior walls are concrete block/brick with plaster and tile, and/or wood/steel framed with paneling/wallboard. Overhead ceilings are coated in plaster, select ceilings are also paneled, and the flooring is primarily concrete, with select areas of tile. The roofing components

PARCEL SPECIFICS SHEET

SITE 2 (A1)

consist of flat roof materials, flashing and rubber membrane. A brick smokestack is located on the western side of BLDG C, adjacent to the public alleyway. Interior and exterior features include, but are not limited to, electrical and mechanical components, **elevators, boiler equipment, piping,** plumbing equipment and insulation, various fixtures, furniture, and other miscellaneous appurtenances.

Parcel 45-08-04-332-012 – Environmental

Various hazardous and regulated materials, including but not limited to Asbestos Containing Materials (ACM), Lead-Based Paints (LBP), and Other Regulated Materials (ORM) are present throughout the structures as identified in the *Parcel 45-08-04-332-012 HRM Report*, dated April 14, 2025.

Parcel 45-08-04-332-012 – Site Work and Utilities

Various ancillary features are present throughout and adjacent to the site, including but not limited to concrete sidewalk, concrete and asphalt pavement, fencing, guardrail, trees/vegetation, miscellaneous debris, street lighting, and permanent signage.

Various public and private utility facilities are present adjacent to the parcel, including but not limited to electric, gas, water, sewer, and communications. Refer to *Figure 3 – Existing Utility Map – SITE 2* for the approximate locations of existing utility facilities as identified by the Engineer.

An active underground electrical General Primary Distribution (GPD) line is present between BLDG A and BLDG B, extending from the northern alleyway to the pad-mounted transformers referenced below. Exploratory excavation and protection of this facility is required as described in Sections 3.c.i. and 3.c.ii.

Active pad-mounted electrical transformers are present between BLDG A and the Gary Police Department facility. Protective measures are required during demolition as described in Section 3.c.iii.

A decommissioned communications cable and span wire are present on the north side of BLDG B, crossing the alleyway and connected to a wood utility pole. Removal of these facilities is required prior to demolition as described in Section 3.c.iv.

Existing street lighting facilities are present on the east and south sides of the Site, adjacent to Tyler Street and W. 6th Avenue.

3) SCOPE OF WORK

a) Environmental

- i) Prior to demolition of BLDGs A-C, fully remove and dispose of all Asbestos Containing Materials (ACM) and Other Regulated Materials (ORM) identified in the *Parcel 45-08-04-332-012 HRM Report*, dated April 14, 2025.

(1) Temporary works, including but not limited to shoring and/or stabilization, may be required to access and facilitate removal of ACM and ORM at select locations.

b) Demolition

- i) Prior to demolition, clear vegetation located on all sides of BLDGs A-C, including brush immediately adjacent to the structure(s) exterior walls. Existing trees along W. 6th Avenue

PARCEL SPECIFICS SHEET

SITE 2 (A1)

and Tyler Street, located between the back of curb and public sidewalks, shall not be removed and will remain in place.

- ii) Prior to demolition, sawcut all pavement adjacent to the east and north sides of BLDG A, and adjacent to the north, west, and south sides of BLDG B and BLDG C, as close to the structure(s) as possible, but no greater than 1 foot from the face of buildings. Remove pavement within the limits of saw cutting with all other street, alleyway, and sidewalk pavement to remain in place. Layout of saw cutting shall be coordinated with and approved by the Engineer prior to saw cutting work commencing.
- iii) **Prior to removal of the pedestrian bridge connecting BLDG A and BLDG B, detach roof flashing material associated with the Gary Police Department facility from the bridge. Plan and perform demolition activities in a manner that does not damage the existing Gary Police Department facility. If damage occurs or it becomes apparent that damage may occur, suspend work and immediately notify the Engineer.**
- iv) Fully remove and dispose of all above grade components of BLDGs A-C
- v) Fully remove and dispose of all below grade components of BLDGs A-C, except for basement walls, floor slabs, and foundations **or as noted below**. Modify remaining below grade components according to Section c.3.C (Basement Left in Place) of the *SPECIAL PROVISION FOR COMMERCIAL BUILDING AND PROPERTY IMPROVEMENTS REMOVAL*, **or as noted below**.
 - (1) **Bulkhead and abandon the tunnel between BLDG A and the Gary Police Department facility by constructing a masonry block wall at the location shown in Figure 4 – SITE 2 BLDG A Tunnel Abandonment Details. The masonry block wall shall be constructed 16 inches thick and the full height and width of the tunnel opening.**
 - (2) **Bulkhead and abandon the tunnel between BLDG B and the Gary Police Department facility by constructing a masonry block wall at the location shown in Figure 5 – SITE 2 BLDG B Tunnel Abandonment Details. The masonry block wall shall be constructed 16 inches thick and the full height and width of the tunnel opening.**
 - (3) **Remove and dispose of the ceilings and interior appurtenances of the basements/vaults located outside the northern footprint of BLDG C. Modify remaining below grade components according to Section c.3.C (Basement Left in Place) of the *SPECIAL PROVISION FOR COMMERCIAL BUILDING AND PROPERTY IMPROVEMENTS REMOVAL***
- vi) Fully remove and dispose of all ancillary features located within the limits of the Site, including but not limited to, asphalt and concrete pavement, **retaining walls, bollards**, fencing, signage, guardrail, and miscellaneous debris.

c) Utilities

- i) Prior to demolition, perform exploratory excavation to sufficiently confirm the location, alignment, and depth of the active electrical GPD line. Exploratory excavation shall be completed utilizing vacuum excavation, hand digging, or a combination thereof. Perform exploratory excavation in a manner that does not damage the existing facility. If damage

PARCEL SPECIFICS SHEET

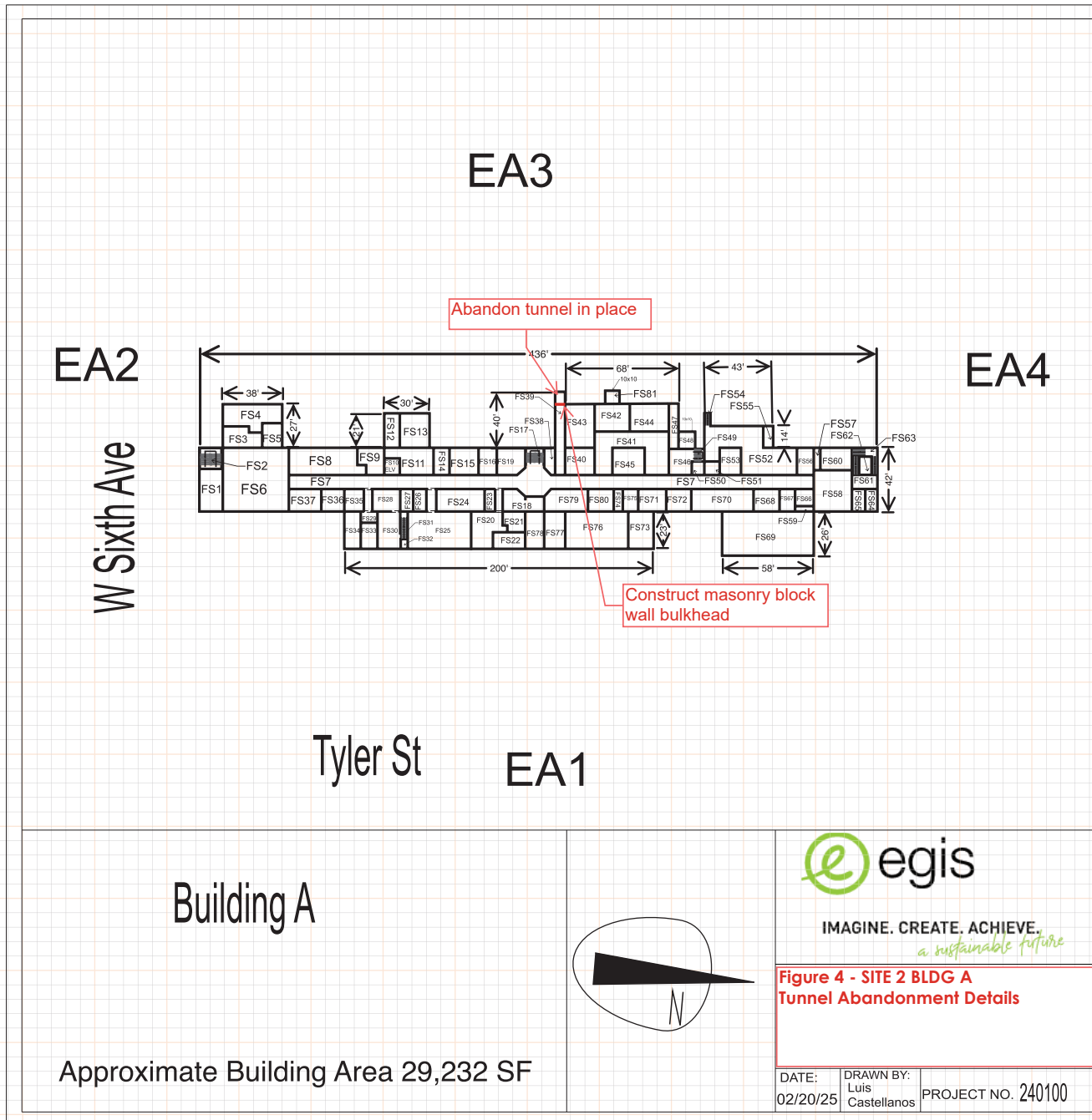
SITE 2 (A1)

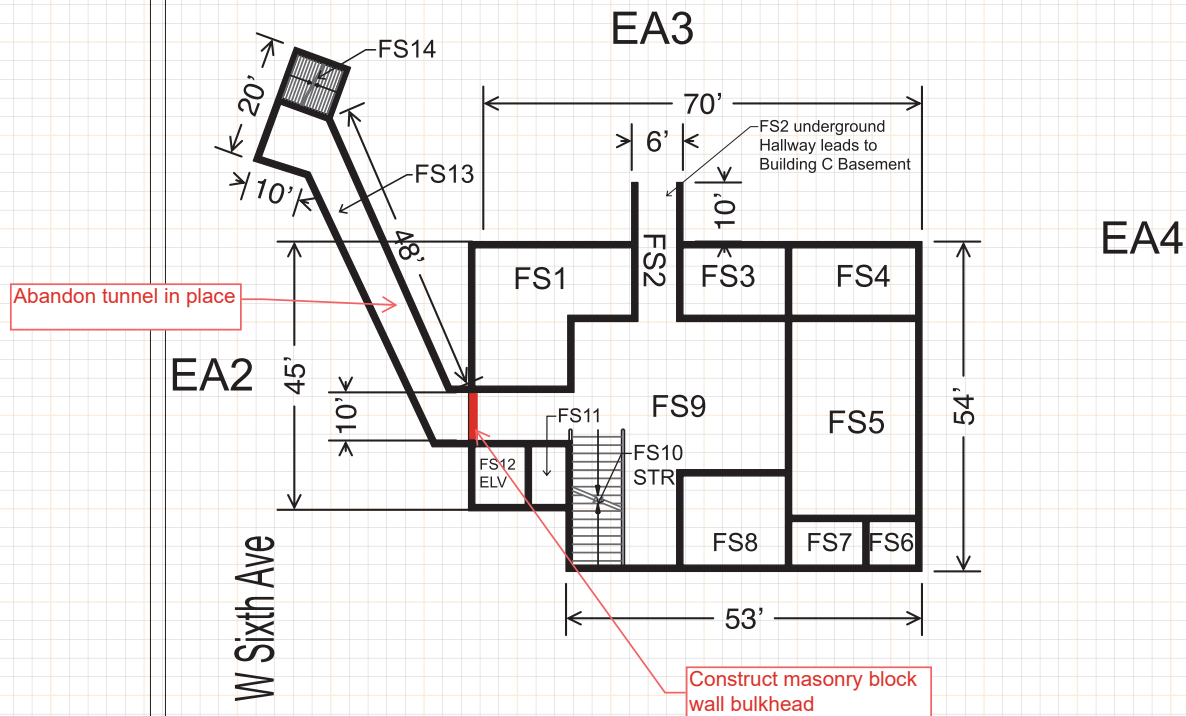
occurs or it becomes apparent that damage may occur, suspend work, immediately notify the Engineer, and contact the facility owner (NIPSCO).

- ii) Protect the GPD line during demolition to ensure no damage occurs. If damage occurs or it becomes apparent that damage may occur, suspend work, immediately notify the Engineer, and contact the facility owner (NIPSCO).
- iii) Plan and perform activities to ensure protection of the active electrical transformer components positioned between BLDG A and the Gary Police Department facility. Placement of temporary protective features may be required. If damage occurs or it becomes apparent that damage may occur, suspend work and immediately notify the Engineer.
- iv) Prior to demolition, remove and dispose of the existing decommissioned communications cable and span wire connected to BLDG B and crossing the northern alleyway. Removal shall be completed by cutting the cable and span wire at the wood utility pole located on the north side of the alleyway.
- v) Perform grade adjustments, as required, of existing sanitary sewer structures on the west side of BLDG A in accordance with Section 720 of the Standard Specifications and as directed by the Engineer.

4) SPECIAL CONDITIONS

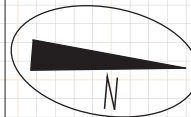
- a) Protect all existing adjacent features to remain throughout demolition, including but not limited to, sidewalks, pavement, trees, street lighting, and permanent signage. If damage to existing features occurs, replacement in kind will be required at the Contractor's expense.
- b) Stage and perform all work from within the limits of the parcel or from closed portions of adjacent roadways and/or alleyways. **The parking lots located north of SITE 2 and bounded by Polk Street, 5th Avenue, Tyler Street, and the public alleyway may also be used for staging.**
- c) **Plan and perform all work such that no damage to the adjacent Gary Police Department facility occurs. If damage occurs or it is apparent that damage may occur, suspend work and immediately notify the Engineer.**
- d) Maintain full access to the Gary Police Department facility at all times. Plan and stage activities such that facility operations are not impacted.





Building B

Approximate Building Area 4,486 SF



IMAGINE. CREATE. ACHIEVE.
a sustainable future

**Figure 5 - SITE 2 BLDG B
Tunnel Abandonment Details**

DATE:
02/19/25

DRAWN BY:
Luis
Castellanos

PROJECT NO. 240100