

**TECHNICAL PLANS & SPECIFICATIONS
FOR
DEMOLITION**

**LEONARDO STATE MARINA
CONCESSION, OFFICE & MAINTENANCE BUILDINGS
CONCORD AVENUE
LEONARDO, NEW JERSEY 07737**

**STATE OF NEW JERSEY
HONORABLE CHRIS CHRISTIE, GOVERNOR
HONORABLE KIM GUADAGNO, LT. GOVERNOR**



PREPARED FOR:

**THE STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
NATURAL AND HISTORIC RESOURCES**

**COMMISSIONER
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BOB MARTIN**

**ASSISTANT COMMISSIONER
NATURAL & HISTORIC RESOURCES
RICH BOORNAZIAN**

PREPARED BY:

**OFFICE OF RESOURCE DEVELOPMENT
275 FREEHOLD-ENGLISHTOWN ROAD
ENGLISHTOWN, NEW JERSEY 07726**

**DEP PROJECT No. NHR 07-15
DPMC PROJECT No. P1116-07**

SPECIFICATIONS DATED: JANUARY 27, 2015

PROJECT DIRECTORY

FACILITY: Leonardo State Marina
Concession, Office & Maintenance Buildings
Concord Avenue
Leonardo, New Jersey 07737

FACILITY CONTACT: Bob Kunze
Telephone (609) 273-4568

**CONTRACTING
AUTHORITY:** State of New Jersey
Mail Code 501-04A
Department of Environmental Protection
Natural & Historic Resources
Office of Resource Development
PO Box 420
Trenton, New Jersey 08625-0420

**CONTRACTING
AUTHORITY CONTACT:** Al Payne
Telephone: (609) 351-1991

PROJECT CONSULTANT: Office of Resource Development
275 Freehold-Englishtown Road
Englishtown, New Jersey 07726

PROJECT DESIGNER: Al Payne
Telephone: (609) 351-1991

INSTRUCTIONS TO BIDDERS

1. BID

- A. Sealed bids for the work described herein will be received by the Office of Resource Development located at 275 Freehold-Englishtown Rd. Englishtown, New Jersey 07726.
- B. Bids are to be submitted on "Request for Proposal" form, herewith provided. Bids not submitted on this form and in accordance with the instructions contained therein shall be considered non-responsive and shall be rejected. Bids submitted without a signature endorsement shall also be considered non-responsive. Facsimile submittals will not be accepted. Completed "W-9 Vendor Questionnaire", Ownership Disclosure, MacBride Principles, Affirmative Action, Disclosure of Investment Activities in Iran, Restrictions on Political Contributions and Source Disclosure Certification forms, herewith provided must also be submitted with the bid. Copies of the contractor's Public Works Contractor Registration certificate shall be provided with the bid.
It is recommended that the bidder submit a copy of its Business Registration Certificate and that of any named subcontractor with the submitted bid. If not submitted with the bid, the Business Registration Certificate(s) must be submitted before the contract is awarded.
- C. Bidders shall submit a lump sum base bid for the entire work described herein. The amount shall be entered on the "Request for Proposal" form, where the appropriate description has been provided. Bids shall reflect the equipment and/or material(s) specified. Substitution shall only be considered after completion of the bidding process. Substitution requirements are explained on Page GC-3.
- D. Bids must be received and time-stamped by the Office of Resource Development before the closing date and time, as stated on the "Request for Proposal" form. Bidders are cautioned that reliance on mail carriers for timely delivery of bids is at the bidder's risk. Bids received and time-stamped after the prescribed time will be considered non-responsive.
- E. To facilitate award of contract, Bidders are requested to submit, along with the bid proposal an insurance certificate(s) as specified on the "Request for Proposal" form.
- F. In the event of tie bids, the earliest time-stamped entry will be considered the low bid.

2. AWARD

- A. Award of contract will be based upon the lowest responsible bid.

- B. The Office of Resource Development reserves the right to reject all bids.
- C. Results of the bidding will be made available upon request.
- D. Award of contract shall not be interpreted to mean approval to proceed with construction activities.

3. **SITE VISIT**

- A. The project site is situated at Concord Avenue, Leonardo, New Jersey within Leonardo State Marina. See map provided within these specifications for project location. Examination of the area and proposed items of work can be conducted at the Contractor's convenience. Arrangement for access may be made by contacting Bob Kunze at (609) 273-4568. All bidders shall thoroughly examine the site to be fully acquainted with conditions to be met under this contract.

GENERAL CONDITIONS

1. DEFINITIONS

- A. The Contracting Agency for this project will be the Office of Resource Development. All matters dealing with this contract and payment should be directed to Al Payne telephone number (609) 351-1991
- B. The Using Agency/Owner for this project will be the Division of Parks and Forestry.
- C. The Using Agency Representative will be Bob Kunze at telephone number (609) 273-4568. For purposes of this contract, he will act as the Owner's project coordinator and inspector. He shall judge the quantity, quality, fitness and acceptability of all parts of the work. All work shall be coordinated with the Using Agency.
- D. The Area Contact is Bob Kunze, Project Manager. He may be contacted at telephone number (609) 273-4568.
- E. The Architect/Engineer for this project will be USA Environmental Management, Inc., Mr. Bill Weisgarber, telephone number (609) 656-8101. All technical questions can be directed to him.

2. SUBMITTALS

The following documents and/or materials are required and must be submitted by the Bid/Contractor during the noted project periods:

A. ***Bid Response Period:***

"Request for Proposal" form, identified within these specifications under Instructions to Bidders, Item 1, Page IB-1.

"W-9 Vendor Questionnaire" form, identified within these specifications under Instructions to Bidders, Item 1, Page IB-1.

Public Works Contractor Registration Certificate, identified within these specifications under Instructions to Bidders, Item 1, Page IB-1.

Restrictions on Political Contributions, PL2005, C51, identified within these specifications under Instructions to Bidders, Item 1, Page IB-1.

Source Disclosure Certification, N.J.A.C. 52:344-13.2, identified within these specifications under Instructions to Bidders, Item 1, Page IB-1.

MacBride Principles, identified within these specifications under Instructions to Bidders, Item 1, Page IB-1.

Affirmative Action, identified within these specifications under Instructions to Bidders, Item 1, Page IB-1.

Ownership Disclosure, identified within these specifications under Instructions to Bidders, Item 1, Page IB-1.

Disclosure of Investment Activities in Iran, identified within these specifications under Instructions to Bidders, Item 1, Page IB-1.

B. Pre-Construction Period:

Insurance Certificate(s), identified within these specifications under Instructions to Bidders, Item 1, Page IB-1 and specified under General Conditions, Item 3, Page GC-2. Copies of Business Registration Certificate(s) for contractor as well as all named subcontractors.

C. Construction Period:

If stipulated, provide selection samples, record samples, shop drawings, diagrams, schedules, lists, illustrations, performance charts, catalog cuts, and brochures.

D. Close-Out Period:

Letter of Guarantee, guaranteeing quality and workmanship for a period of one year from date of final acceptance of the project.

Manufacturer's guarantees and warranties.

Payment Voucher, form ADM 310.

Copies of Business Registration Certificates for subcontractors and/or suppliers.

3. **INSURANCE REQUIREMENTS**

A. The Contractor shall submit insurance certificates in the following minimum coverage's:

- (1) **Workmen's Compensation** - \$250,000
- (2) **Comprehensive Liability**
 - a. Bodily Injury - \$1,000,000 each occurrence

b. Property Damage - \$1,000,000 each occurrence

(3) **Vehicle Liability**

a. Bodily Injury - \$500,000 each occurrence

b. Property Damage - \$250,000 each occurrence

B. The Insurance Policy shall name the State of New Jersey, Department of Environmental Protection as the **co-insured** and shall be identified by specification title.

4. **USE OF PREMISES**

A. The Contractor shall coordinate requirements for available utilities/facilities with the Area Contact and/or the Using Agency Representative.

B. The Contractor shall confine his apparatus, the storage of materials and equipment, and the operation of his workmen to limits or directions of the Area Contact, and shall not unreasonably encumber the premises with his materials.

5. **PROTECTION AND LIABILITY**

A. Protection and security of persons and property during the construction period from loss by theft, vandalism, pilfering, fire, water, wind, etc., shall be provided by the Contractor as the conditions at the site warrant. The Contractor shall be responsible for securing his own plant, equipment, and all materials scheduled for the project.

B. If any direct or indirect damage is done to private or public property by or on account of any act, omission, neglect, or misconduct in the execution of work on the part of the Contractor, such property shall be restored by the Contractor, at his expense, to a condition equal to or better than that existing before the damage was done, or he shall make good the damage in another manner, acceptable to the Using Agency and Owner of property.

6. **MATERIALS QUALITY**

A. The Contractor shall furnish materials and equipment which will be efficient, appropriate, and have the capacity to secure a satisfactory quality of work and a rate of progress which will ensure the completion of the work within the time stipulated. Only new materials and equipment shall be incorporated into the work.

7. **SUBSTITUTIONS**

A. In the event the Contractor should propose a substitution of the specified equipment or materials, it shall be his responsibility to submit proof of equality and data of

sufficient detail to enable the Using Agency to identify the particular product, the method of installation, and whatever else is required so a determination can be made as to its conformity to the product specified. The Contractor shall provide and pay for any tests which may be directed by the Using Agency in order to evaluate such proposed substitution(s). Any material or product which is not in full conformance with specifications may be rejected.

- B. The Contractor shall be allowed seven (7) working days from the date of contract award to provide the necessary shop drawing(s), data, and samples supporting any proposed substitution(s). Should the Contractor fail to provide the information within this period, the Using Agency shall exercise the option of either: allocating additional time for the information, or denying any further consideration of the substitution(s) whereby the Contractor must provide the equipment or material(s) specified. Since Substitutions are primarily for the financial benefit of the Contractor, a credit change order shall accompany each request for substitution.

8. **OTHER CONDITIONS**

- A. By submitting a bid, the Bidder warrants that he has familiarized himself with all provisions of the bidding documents and understands their intent and meaning.
- B. The failure or omission of the Bidder to examine forms, instruments, or plan and specification documents, or to visit the site and acquaint himself with conditions there existing, and compute required amounts of labor and materials covering the complete job shall not relieve him from any obligation with respect to his bid.
- C. Any oral interpretation, not documented in writing prior to bid opening or referenced in the bid proposal, shall be considered as privileged information, and, as such, not binding upon the Owner.
- D. Conditions existing at the time of the inspection will be maintained by the Owner as far as practical. The Owner assumes no responsibility for actual conditions where work is to occur. Starting of operations will be construed as evidence that the Contractor has complied with the above requirements, and later claims for difficulties encountered which could have been foreseen will not be recognized.
- E. In order to protect the lives and health of his employees, the Contractor shall comply with all applicable statutes and pertinent provisions of the "Manual of Accident Prevention in Construction", issued by the Associated General Contractors of America, Inc. He shall maintain an accurate record of all cases of death, occupational disease, and injury requiring medical attention or causing loss of time from work, arising out of and in the course of employment on work under the contract. The Contractor alone shall be responsible for the safety, efficiency, and adequacy of his plant, appliances, and methods, and for any damage or injury which may result from

his failure or his improper construction, maintenance, or operation.

- F. The Contractor shall defend, protect, indemnify, and save harmless the State of New Jersey from all claims, suits, actions, damages, and costs of every name and description arising out of or resulting from the performance of his work under this contract. This responsibility is not limited by the provisions of other indemnification provisions included elsewhere herein.

9. **TIME OF COMPLETION**

- A. Work to be completed, inspected and approved within thirty (30) days from notice to proceed.
- B. No activities will be permitted on weekends or holidays unless otherwise approved by the Using Agency Representative

10. **LIQUIDATED DAMAGES**

- A. The Contractor agrees that, from the compensation otherwise to be paid, the Owner will assess liquidated damages in the amount of \$150 for each calendar day thereafter that the work included under this contract remains uncompleted as specified under the Time of Completion which sum is agreed upon as the proper proportionate measure of liquidated damages which the Owner will sustain per diem, by failure of the Contractor to progress or complete his work under this contract at the time stipulated, and the sum is not be construed as in any sense a penalty.
- B. The above liquidated damages shall be interpreted as partial reimbursement to the Owner resulting from the legal fees and the cost of additional engineering services, and other expenses of the Owner because of non-compliance by original dates, but shall not be considered as including costs of legal fees and the cost of additional services in connection with claims, arbitration, litigation, default or insolvency of the Contractor.

11. **TERMINATION FOR CONVENIENCE**

- A. The Owner may, at any time, terminate the Contract in whole or in any part for the Department's convenience and without cause when the Owner in his discretion views termination in the public interest.
- B. Upon receipt of the Termination for Convenience, the Contractor shall complete only items specified in the order and in accordance with the contract documents.
- C. The Contractor will only be paid for items of work partially or completely finished at either the contract price or mutually agreed price.

12. **NEW JERSEY BUSINESS REGISTRATION REQUIREMENTS**

- A. *Before final payment on the contract is made by the contracting agency, the contractor shall submit an accurate list and the proof of business registration of each subcontractor or supplier used in the fulfillment of the contract, or shall attest in writing that no subcontractors were used.*

- B. For the term of the contract, the contractor and each of its affiliates and a subcontractor and each of its affiliates [N.J.S.A. 52:32-44(g)(3)] shall collect and remit to the Director, New Jersey Division of Taxation, the use tax due pursuant to the Sales and Use Tax Act on all sales of tangible personal property is intended for a contract with a contracting agency.

TABLE OF CONTENTS

PROJECT DIRECTORY PD-1
INSTRUCTION TO BIDDERS..... IB-1
GENERAL CONDITIONS GC-1
TABLE OF CONTENTS TOC-1

SECTION 024100 – DEMOLITION
DIVISION 1 – GENERAL REQUIREMENTS..... 024100-1

DIVISION 2 – SITE WORK
PART 1 – GENERAL
1.1 SCOPE OF WORK..... 024100-2
1.2 JOB CONDITIONS 024100-2
1.3 PRECAUTIONS 024100-3
1.4 RESTRICTIONS 024100-3

PART 2 – PRODUCT
2.1 MATERIALS..... 024100-4

PART 3 – EXECUTION
3.1 UTILITIES..... 024100-6
3.2 DEMOLITION AND REMOVAL OPERATIONS..... 024100-7
3.3 BACKFILLING AND FILLS 024100-8
3.4 PERMANENT COVER..... 024100-9

SITE DATA Site Data-1
SITE PLAN..... Site Plan-1

SECTION 024100 – DEMOLITION

DIVISION 1 – GENERAL REQUIREMENTS

1 PROJECT INTENT

- A. The purpose of this contract is to demolish the existing building and appurtenances (Concession, Office & Maintenance Buildings), as indicated in Section 024100, Site Data: Page 1. Remove all contents, articles, rubble, debris, refuse and other foreign materials located within and throughout the limits of the property. Basements, cavities, holes, or depressions are to be backfilled to existing surrounding grade. Areas disturbed, cleared, or exposed by the work are to be treated with topsoil, seeded, groomed and left neat.

2 SUMMARY OF WORK

- A. The work under this contract shall consist of furnishing all materials, appliances and services necessary to complete the work outlined herein and as shown on the site plan, and Section 024100, Site Data: Page 1, including, but not limited to, the following:
 - 1. Installation/placement of necessary protective coverings and/or devices.
 - 2. Demolition and removal of buildings and appurtenances, including basement foundations, below grade pits and above and below grade tanks.
 - 3. Removal from site and disposal of all building material, debris, refuse, litter and other miscellaneous items located within the site.
 - 4. Backfilling with quarry process stone or topsoil, seed as specified in areas disturbed by the work.
 - 5. Adherence to all rules and regulations regarding soil conservation practices and procedures.

3 SCHEDULE

- A. The contract period for this project is thirty (30) calendar days commencing from the date of contract award or as otherwise extended by the Owner.
- B. No activities will be permitted on weekends or holidays unless otherwise approved by the Owner.

4 RESTORATION AND CLEAN-UP

- A. The project area shall be left in a clean and neat appearance after the completion of the work. Any articles or materials left within the site which, in the determination of the Owner, does not satisfy the intent or spirit of this contract shall be promptly removed and the situation corrected. Areas damaged or marred by the Contractor's activities shall be restored/repared and to the satisfaction of the Owner at no additional expense.

5 CLOSE OUT

- A. At the completion of this project, the Contractor shall submit the completed payment voucher to the Owner.

DIVISION 2 - SITE WORK

PART 1 - GENERAL

1.1 SCOPE OF WORK

- A. The Contractor shall be classified with the State of New Jersey, Department of the Treasury, Division of Property Management Construction for C021-Demolition.
- B. Furnish labor, materials, equipment and supervision necessary to complete the site work, clean-up and other items specified and shown, including, but not limited to, the following:
1. Demolition, removal and disposal of the building, sheds and appurtenances.
 2. Removal and disposal of building contents, debris, refuse, etc.
 3. Re-grading of work areas.
 4. Backfilling of the footprint of the building.

1.2 JOB CONDITIONS

- A. Coordinate job access with the Owner and/or the Owner's representative.
- B. Earth moving operations shall be conducted in a manner as to avoid unnecessary stripping of topsoil or causing of undue rutting. Disturbed areas shall be finish-graded to allow water to drain off, topsoiled, raked and seeded.

- C. Any cutting or removal of trees, shrubs, or other landscape features shall be coordinated with and approved by the Owner.
- D. In all cases, whether underground structures or utilities have or have not been delineated, the Owner accepts no responsibility for their location, and such locations as shown are to be considered approximate only.
- E. The Contractor shall secure and pay for all local permits and governmental fees, licenses and inspections necessary for the proper execution and completion of this work.

1.3 PRECAUTIONS

- A. All demolition and removals shall be done in a careful manner to ensure minimal disturbance and damage to existing property. The Contractor shall be responsible for protecting existing utilities, trees, shrubs, lawns, walks, roads and structures, and shall patch, repair, or replace damaged items to the complete satisfaction of the Owner.
- B. All reasonable precautions shall be taken to guard against fire throughout the course of the Contractor's operations. Flammable materials shall be reduced to a minimum consistent with the proper handling and storing of materials. Provisions shall be made for extinguishing fires, as required by the fire department having jurisdiction.
- C. The Contractor shall conduct his operations to interfere as little as possible with bridges, roads, streets, sidewalks, driveways, or other passageways, and shall not close or obstruct any thoroughfares with equipment or materials.
- D. The Contractor shall take all necessary precautions to guard against movement, settlement, or collapse of any bridges, passages, embankments or adjoining property; he shall be liable for any such movement, settlement or collapse, and repair promptly such damage when so directed.

1.4 RESTRICTIONS

- A. Blasting on the project site is prohibited.
- B. Burning of materials or debris on the site is prohibited.
- C. Retail sales of any items, materials, equipment, etc. contained in or as part of the structures are prohibited on the premises or within the confines of the project site.
- D. Work on the project site will not be allowed on weekends or holidays unless approved otherwise by the Owner.

- E. All demolition materials must be removed from the site and disposed of in a lawful manner.

PART 2 - PRODUCT

2.1 MATERIALS

- A. Clean fill:
1. Uncontaminated soil from the site pursuant to any applicable remediation standard may be returned to excavations or may be used elsewhere on the site.
 2. Fill shall be uncontaminated pursuant to any applicable remediation standard and free of extraneous debris or solid waste.
 3. Documentation of the quality of the fill shall be provided by a certification stating that it is virgin material from a commercial or noncommercial source or decontaminated recycled soil.
 4. Bills of lading shall be provided to the Owner to document the source(s) of fill. The documentation shall include:
 - a. The name of the affiant and relationship to the source of the fill;
 - b. The location where the fill was obtained, including the street, town, lot and block, county, and state, and
 - c. A brief history of the site which is the source of the fill.
 5. The fill material shall be similar in physical properties (equal or less permeability) as the native soils at the site.
 6. Fill material shall be stable and able to withstand use in a flood plane.
 7. All fill is to be inspected and approved by the Owner prior to its use.
 8. All fill material imported to the site by the Contractor from borrow areas shall meet all applicable State of New Jersey, Department of Environmental Protection (NJDEP), Soil Remediation Standards, including the Impact to Groundwater Soil Screening Levels.
 9. The Contractor shall provide for all imported material and proof that the materials meet the standards in the form of analytical data provided for the material imported.

a. The type of analysis required for the fill material shall include:

- i. Target Analyte List (TAL)
- ii. Target Compound List Plus a Library Search (TCL +TIC)
- iii. Extractable Petroleum Hydrocarbons (EPH)

Note: Analysis for hexavalent chromium should not be needed unless the source of the proposed fill is from an urban area or is not from a virgin source, such as a commercial rock quarry.

- iv. Discrete samples for volatile organic compounds (VOC) analysis shall be collected from one (1) of the sub-samples used for compositing. The sample(s) should be biased to the highest field screening results, odors, and/or other indicators of VOC contamination.

Note: Because of (VOC) losses during homogenization, composite samples are not acceptable for VOC characterization, as specified by the Department's Field Sampling Procedures Manual (FSPM, August 2005).

B. Topsoil:

1. The top soil imported to the site shall meet all applicable NJDEP Soil Remediation Standards, including the Impact to Groundwater Soil Screening Levels. The analytical requirements shall be the same as those specified under the clean fill above.
2. Topsoil shall be friable, fertile sandy loam, agricultural soil, capable of sustaining vigorous plant growth. It shall be free of stones larger than two inches (2") in any dimension, lumps, roots, sticks and other unsuitable material.
3. All topsoil is to be inspected and approved by the Owner prior to placement on the site.

C. Lime:

Ground limestone shall be applied to all areas to be seeded at a rate of 50 lbs. per 1,000 square feet and raked into the top 4 inches (4") of soil.

D. Fertilizer:

A 10-20-10 starter fertilizer shall be applied at a rate of 10 lbs. per 1,000 square feet to all areas to be seeded.

E. Seed:

Perennial rye grass seed shall be used to provide a permanent cover. All seed shall have at least 80% germination and 90% purity and labeled in accordance with U.S. Department of Agriculture Rules and Regulations.

F. Mulch:

Mulch shall consist of small grain straw, hay, or approved equal.

G. Quarry Process Stone

1. Maximum of three-quarter inch ($\frac{3}{4}$ ") quarry process stone.

H. Chlorine:

A 5% chlorine solution shall be used for disinfecting septic tanks, cesspools and sanitary systems.

I. Concrete:

A 2,500 psi strength concrete shall be used in connection with the plugging of sanitary lines and sealing of wells which may exist.

J. Provide all other materials as required to complete the job.

PART 3 - EXECUTION

3.1 UTILITIES

A. Active utilities traversing the property shall be preserved in operating condition. Any damage to utilities shall be repaired by the Contractor at his expense and to the satisfaction of the Owner or utility companies having jurisdiction.

B. Existing records indicate there are no fuel tanks in the buildings to be demolished; however, if fuel tanks are encountered, the following removal procedures must be followed:

1. Any tank removal shall be conducted by a NJDEP Certified Contractor (closure).
2. Prior to removal operations, all fuel oil tanks shall be completely purged of fuel, oil and residue.
3. Operations shall be conducted to comply with latest guidelines set forth in the BOCA National Building Code/1990, Section 619.0 and Bulletin No. 88-8 and NFPA 30, Appendix C-4.

3.2 DEMOLITION AND REMOVAL OPERATIONS

- A. Observe all rules and regulations of the Soil Conservation District regarding soil conservation practices and procedures.
- B. Control dust by dampening demolition material and other debris with a water fog spray. Provide water for this purpose and furnish connections as required. Upon completion of work, remove temporary water lines.
- C. All debris shall be removed from the property and disposed of in a lawful manner. Materials to be demolished and removed, unless otherwise specified, include, but are not limited to: buildings, above- and below-ground structures, concrete slabs, floors, docks, sidewalks, asphalt and gravel driveways, fences, walls, posts, signs, tanks, drums, appliances, pavements, scattered refuse, and miscellaneous debris.
- D. All concrete and masonry floor slabs, foundations, footings, walls, etc. shall be removed from the site. Disposal shall be in accordance with NJDEP waste stream requirements.
- E. Do not remove structures as whole or substantially as whole; demolish completely. Remove all structures and other appurtenances completely. No footings, foundations, floor slabs, basement structures or the like shall be left on site. All demolition debris shall be removed from the site and disposed of in accordance with NJDEP waste stream requirements.
- F. Remove all floors over basements or cellar spaces regardless of their elevation in relation to existing grades. Remove all slabs on grade.
- G. Cellars and other cavities and holes resulting from demolition and removal operations shall be backfilled.

3.3 BACKFILLING AND FILLS

- A. Demolition, debris removal and clean-up of refuse, garbage and other unsuitable material shall be complete and satisfactory to the Owner before filling is commenced. The Owner shall be notified 48 hours in advance of filling operations.
- B. Cellars, holes and other cavities shall be cleaned of all wood, trash, debris and other foreign material not suitable for filling prior to starting backfilling operations.
 - 1. All fill shall be free of debris, roots and organic materials. No wood, plaster, metal, debris, or other materials which are subject to decomposition shall be permitted to be used as fill. Fill material shall meet the requirements as set forth herein under Section 024100, Division 2, Part 2, 2.1, A. & B.
- D. Fill all subgrade areas with acceptable material to meet existing surrounding grades. The fill shall be placed in lifts not to exceed nine inches (9") in thickness and shall be thoroughly compacted after each lift. No fill shall be placed in wet conditions. Compaction shall be equal to surrounding soil.
- E. Fill shall be compacted six inches (6") below existing grade with a uniform surface free of depressions.
- F. Fill, grade and stabilize areas where walls forming grade breaks are removed.
- G. The Contractor shall import borrow material for backfill from off-site sources. He must not alter existing grades to obtain or decrease quantities of fill required unless approved by the Owner.
- H. Grading operations shall be conducted in a manner to avoid injury or potential damage to existing trees or shrubbery.

3.4 PERMANENT COVER

- A. Concession Building
 - 1. A maximize size of three-quarter inch ($\frac{3}{4}$ ") quarry process stone (QP) shall be placed over clean fill at the Concession Building.
 - 2. A minimum of six inches (6") thick layer of QP shall be placed on top of the clean fill and graded to meet existing contour/ground surfaces.
 - 3. QP shall be thoroughly compacted to meet existing contour with a uniform surface free of depressions.

B. Office and Maintenance Buildings

1. A four inch (4") thick topsoil cover shall be placed over all backfilled areas and over other areas affected by earthwork operations. All topsoil shall be compacted with a roller weighing not less than 500 lbs. and raked to a smooth uniform surface. Scarify subsoil before replacing topsoil.
2. Spread and incorporate ground limestone at a rate of 50 lbs. per 1,000 square feet to obtain a pH value of 6.5. The ground limestone shall be distributed evenly over all the areas to be seeded at least five (5) days before applying commercial fertilizer.
3. Spread and incorporate a complete fertilizer (10-20-10) at the rate of 10 lbs. per 1,000 square feet.
4. Seeding shall be done in the period from March 15 to May 15 or September 1 to November 1 or as otherwise approved by the Owner. The seed shall be sown at the rate of 200 lbs. per acre or five (5) pounds per 1,000 square feet to provide a permanent cover for all areas of earth that have been graded, worked, or cleaned and/or exposed by the operation. Equal quantities of seed shall be sown in two (2) directions, at right angles to each other, to produce an even distribution over the entire area. Rake and work seed lightly into the ground, roll with a 200 lb. roller and water as required to produce a stand of grass consisting of a minimum of 200 acceptable plants per square foot. No seeding shall be done when the soil is wet or frozen.
4. Mulch materials shall be applied at the rate of one and one quarter (1 1/4) tons per acre, or 0 lbs. per 1,000 square feet. Mulch should not be ground or chopped into short pieces. Spread uniformly by hand or mechanically so that approximately 75% to 95% of the soil surface will be covered. On slopes greater than three-to-one (3:1), mulch shall be anchored with mesh or tackifier.

END OF SECTION 024100

SITE DATA:

OWNER:

State of New Jersey
Mail Code 501-04A
Department of Environmental Protection
Natural & Historic Resources
Office of Resource Development
PO Box 420
Trenton, NJ 08625-0420

SITE:

Leonardo State Marina
Concessions, Office & Maintenance Buildings
Concord Avenue
Leonardo, New Jersey 07737

BUILDING(s):

Concessions, Office & Maintenance Buildings

SITE PLAN:

