

## Exhibit C

### **Demolition and Removal Locations**

Former MoDOT Grover Maintenance Facility  
2639 Center Street  
Wildwood, MO 63040

### **Additional Demolition and Removal Specifications**

**1.0 Description.** All demolition and removal work shall be in accordance with Section 202 of the Missouri Standard Specifications except as herein amended or modified.

**2.0 Description of Buildings and Structures.** The plans include an approximate description of the various buildings, structures, and other improvements located on each parcel which have been gathered from appraisals and/or on-site visits. It is an inherent risk of the work that the contractor may encounter different features of a building, structure, or other improvement which interferes with the work. The contractor expressly acknowledges and assumes this risk even though the nature and extent of it is unknown to both the contractor and the Commission as of the time of bid and award of contract. Any representation as to the accuracy or completeness of this information is disclaimed by the Commission and the contractor expressly acknowledges that no representation of specific features of any building, structure, or other improvement is intended by the Commission or may be relied upon by the contractor for bidding or any other purpose including as the basis of or evidence supporting any element of any claim for additional time or compensation arising from the presence of other features and improvements within or around the buildings, structures, or improvements unless otherwise provided for under Sec 202.

### **3.0 Painted Concrete, Brick, and Block.**

**3.1** Painted concrete, brick, or block (hereafter referred to as painted concrete) portions of buildings and improvements have been tested for heavy metal based paint to determine the final disposition of the material. Test results for painted concrete are included with the asbestos survey documents.

**3.2** The test results for the former Grover Maintenance Facility indicate that essentially all the concrete block walls sampled in the block maintenance building exceed the levels established by MDNR allowed for use as clean fill, specifically Arsenic (As), Chromium (Cr), and Lead (Pb). For demolition purposes only TCLP testing is not required.

**3.3** All painted concrete that exceeds clean fill criteria and is not classified as hazardous waste shall be removed and disposed of at a demolition or sanitary landfill with other building demolition debris in accordance with Sec 202. Based on the test results, all concrete block materials from the former maintenance building will need to be sent to a demolition landfill. If a demolition landfill is not available then the material will need to be disposed of in a sanitary landfill. The results for the metal cold storage building indicate the painted concrete footings are acceptable for use as clean fill.

**3.4** All costs for removing, hauling, and disposing of painted concrete that exceeds clean fill criteria will be considered completely covered by the contract unit price for demolition and removal of the structures.

**4.0 Dust and Emissions Control.** All work shall be in accordance with Sec 202.2.3. In addition, all buildings, structures, and improvements shall be adequately wetted during demolition and removal

operations to minimize dust and visible emissions. Water and necessary connections shall be provided by the contractor at the contractors expense.

## **5.0 Removal of Concrete Foundations, Floors, Etc.**

**5.1** The work included in this contract is in an area of future excavation/construction therefore all concrete foundation walls, footings, floors, slabs, brick and block walls, stone walls, pavement, sidewalks, various slabs, and any other types of incidental masonry materials shall be completely removed prior to backfilling and finish grading the site. All material resulting from such removals meeting the requirements of clean fill shall be broken up and stockpiled at a site elsewhere on the MoDOT Grover maintenance lot as designated by the engineer. All stockpiled material shall be broken into pieces not exceeding four square feet.

**5.2** Backfill material for all resulting trenches, holes, pits, etc. shall be clean rock-free soil furnished by the contractor from a source off the Grover lot at the contractor's expense unless material from the maintenance lot is available and approved by the engineer. Broken concrete, brick, block, stone, rock, or other masonry shall not be used for backfill.

**5.3** All costs for breaking up, hauling, and stockpiling concrete and incidental masonry material will be considered completely covered by the contract unit price for demolition and removal of buildings. No direct payment will be made for furnishing and placing backfill material.

## **6.0 Above Ground Used Oil Tank.**

**6.1** The Grover lot has an existing above ground used oil storage tank located adjacent to the concrete block building. The tank is empty, however small amounts of residual material may be in the tank. The contractor shall dispose of all residual material in the tanks in accordance with Sec 202.50.3.6.

**6.2** All work relating to disposal of the used oil tank will be considered incidental to the demolition of the structures. No direct payment will be made for disposal of the storage tank or residual material.

## **7.0 Finished Surface for Demolished Buildings.**

**7.1** The backfilled areas where the demolished buildings were located shall be surfaced with aggregate. The aggregate surfacing shall be 2" thick gravel, crushed stone, or crushed concrete with 100% of the material being one inch or less in size. No testing of the aggregate will be made. Acceptance of quality and size of material will be made by visual inspection at the job site.

**7.2** There is existing aggregate material on the west end of the site leftover from prior MoDOT operations. The contractor may elect to use this material for surfacing. If an inadequate amount of material exists for surfacing the disturbed areas, then additional aggregate material shall be furnished by the contractor at no additional cost.

**7.3** All costs for furnishing and placing aggregate surfacing will be considered completely covered by the contract unit price for demolition and removal for the building. No direct payment will be made for furnishing and placing aggregate surfacing.

## **8.0 Pollution, Erosion, and Sediment Control.**

**8.1** The contractor shall exercise effective pollution, erosion, and sediment control practices on all parcels in accordance with Sec 806.

**8.2** It is not anticipated any sediment control devices will be required for the work on since the erodible area is small and the terrain is relatively flat. However the engineer may require the contractor to furnish and install sediment control devices, such as temporary berms, silt fence, or mulch, at no cost to the Commission if the contractor's operations result in excessive silt moving off the parcel. All costs for pollution, erosion, and sediment control will be considered incidental to the demolition and removal work and be considered completely covered by the contract unit price for demolition and removal on each parcel.

**9.0 Changes in the Work.** When necessary to satisfactorily complete the project, the Missouri Department of Transportation (MoDOT) reserves the right to change quantities or make other changes for which there are no provisions included in the contract.

**9.1** If the work does not involve a significant change in the quantity (either up or down) of an established contract item, then the contractor shall complete the work as necessary and payment will be made at the established contract unit prices.

**9.2** A significant change is defined as an increase in excess of 125% or decrease below 75% of the original contract quantity on a major item of work. A major item of work is defined as any contract item with an original value in excess of 10% of the original contract amount.

**9.3** If the work involves a significant change in the quantity of a major item then an equitable adjustment may be made to that item's unit price. Either MoDOT or the contractor may request that such an adjustment be made and the contractor shall furnish such information needed to establish the equitable price adjustment. Such adjustment will be determined based on the contractor's actual costs to perform the work, excluding any anticipated profits from work not performed. This determination will be consistent with the contractor's other proven costs to perform the contract work, as shown in the contractor's bid computations and project cost records.

**9.4** If the change involves an item for which no price is established in the contract then an equitable adjustment will be agreed to by both MoDOT and the contractor prior to performance of the work. Such adjustment will be determined based on the contractor's actual costs to perform the work. If a basis cannot be agreed upon, then an adjustment will be made in such amount as MoDOT may determine to be fair and equitable.