**Technical Response to  
PANHES-22-P-0000 003493 RFP - Pacific Region MATOC,   
for abatement and demolition services at NASA at   
Santa Susana Field Laboratory (SSFL), Ventura County, CA**

Submitted on: 21-July-2022 12:00 local time

Submit to: Reneda.d.kelley@usace.army.mil | Darrell.d.walker@usace.army.mil | FRPProposalsInboxhnc@usace.army.mil

**All Phase Services, Inc.**

**POC Name: \_\_\_\_\_\_\_\_\_\_\_  
Email: [srabah@allphaseenv.com](mailto:srabah@allphaseenv.com)  
34 SW 5th Avenue | Delray Beach FL 33444 US  
Phone: 561-620-8222 or 561-756-6647 | Fax: 866-260-2024 | Web: http://allphase.org**

**Cover Letter**

**Include***: the offeror shall provide a signed cover letter with the total price of the project, (including demolition, and abatement, if necessary)*

**Include**: Attachment B - Summary Spreadsheet

**Contents**

Technical Approach 5

Table: Assumptions and Exceptions 5

Table: Structures 7

Project Planning 8

On-Site Management 8

Logistics 9

Table: Types and numbers of pieces of equipment 9

Table: Staffing plan 9

Table: Expected materials for diversion / rates 10

Table: Types and numbers of pieces of equipment 10

Table: Materials to be disposed at landfill 10

Appendix: Proposed Project Schedule 12

Appendix: Maps and Figures 13

# Technical Approach

All Phase Services, Inc. (“AllPhase”) submits this technical proposal in response to the task order Request for Proposal (RFP) under the Facilities Reduction Program. AllPhase is a specialist demolition company, with over a decade of federal construction and demolition project experience.

## Table: Assumptions and Exceptions

| **Assumption** | **Deviations/Exceptions** |
| --- | --- |
| **Approach to demolition of structures:** | No exceptions are taken |
| **Milestones and schedule:** | No exceptions are taken |
| **Applicable regulations:** | No exceptions are taken |
| **Other assumptions:** | No exceptions are taken |

According to OSHA, labor for wrecking and demolition work falls under the *Special Trade Contractors* category — and AllPhase brings expertise in concrete breaking, demolition of buildings and other structures, dismantling steel tanks, and other expertise in the wrecking of structures. To make this project a success, AllPhase recognizes that keeping costs under control during demolition is as essential as during construction. Our Project Manager (PM) is dedicated to cost control and budgeting, and will work closely with the government to make sure we delivery the results needed, on schedule. Part of our budgeting includes a contingency plan to cover any unforeseen costs. For example, if the building’s septic system is going to be used for reconstruction, it must be functional. But older pipes and plumbing can rust, age, and deteriorate, and even cause explosions and flooding, and as a result, cause us to incur unexpected project costs.

We are also tasking a Quality Control Manager and a Site Safety Manager to work alongside our PM and crew. With dedicated experts assigned to these roles, AllPhase is ensuring top level performance as we meet the government’s requirements.

At AllPhase, we put safety first. It is crucial to keep our workers safe during this demolition projects, as the site will have excavators, cranes, and other heavy equipment in proximity. There will be dangerous hydraulic, pneumatic and electric tools, as well as manual ones such as saws-alls and sledgehammers, so AllPhase’s safety training for our staff is critical to minimize risk of injury. These tools produce debris, and they’re dirty, loud, and riddled with trip or other bodily injury hazards.

AllPhase recognizes that careful personnel selection, team training, and safety oversight can go a long way in reducing incident rates. We provide a full-time safety oversight expert, for example, help ensure that workers are performing their jobs safely and efficiently. The person in this role also keeps track of incidents, hosts “toolbox talks,” and provide one-on-one consultation for our team, concerning safety.

**Stage 1: Hazardous Materials Diagnosis**. There’s nothing like being elbow-deep in a demolition project and finding asbestos, lead paint, or some other HBM at the site. Regulated abatement is required if HBMs are discovered during a demo — and that can completely bust a budget if you didn’t plan for it. The best way to avoid surprises is to arrange a thorough building inspection, including sampling for HBMs. We have reviewed the assessment report, but, immediately after NTP, we will conduct an inspection ahead of the building demolition project. This will ensure the health and safety of all involved at the site; should we identify any issues, work will be preceded by a thorough decontamination to ensure that no harmful or noxious materials will be released into the environment when the deconstruction takes place. The health of workers, the public and the surrounding ecosystems are of primary concern for AllPhase.

Before starting any demolition work, it is important that a hazardous materials expert (asbestos, lead, mold, etc.) performs a diagnostic of all materials that should be removed before demolition. When possible, decontamination can take place immediately after the diagnosis, but since materials containing harmful products are sometimes difficult to access, it will generally follow the clearing (a step discussed later in the text).

**Stage 2: Organization And Planning Of The Demolition**. In order for the demolition of the buildings go smoothly, we will draft a Project Management Plan (PMP) for the government’s review. This is carefully planned. Our demolition experts will conduct a structural analysis of the building to provide the answers needed to ensure the PMP is comprehensive. For example, demolishing a building with a party wall may require extra precautions to preserve the integrity of the surrounding buildings.

This preliminary analysis will determine demolition sequencing and the specifics of equipment to be used in order to proceed in the safest and most efficient way possible. Moreover, this analysis will allow our experts to identify any elements that require special attention — as well as any adjacent structures or site-specific components, such as the monitoring wells, that must be preserved during the clearing.

**Stage 3: Clearing The Building To Be Demolished**. During a demolition, not all the materials removed will go to the same place. Naturally, much of the waste will be sent to the landfill, but some will be recycled or reused. We understand the importance of sorting the materials after a demolition — and that’s why clearing will be an on-going effort throughout the project. In simple terms, clearing consists of removing all installations or materials from the structure that are recyclable or reusable and are not part of a load-bearing element to avoid impairing the stability of the building to be demolished.

Table

**Stage 4: Building Decontamination**. This step is a follow-up to the diagnosis made at the beginning of the project. During this stage, all hazardous materials will be removed from the structure. For example, if asbestos has been found in the insulation materials, asbestos removal will be required before demolition. We have reviewed the assessments provided by the government, and do not anticipate any significant decontamination efforts will be required.

Following decontamination, we will enlist our hazardous waster expert to determine that no contaminants remain in the air or in the materials on the work site. Otherwise, the demolition process will be suspended until this situation is corrected.

**Stage 5: Building Demolition**. Using the equipment identified, our team will execute the demolition of the remaining parts of the building. Depending on the planning and organization of previous steps, the deconstruction will be done with an excavator or other heavy equipment.

## Table: Structures

***These atypical structures which will require specialized demolition methods or ACM/ORM abatement with unusual conditions or quantities***

| **Structure** | **Specialized Method** |
| --- | --- |
|  |  |
|  |  |
|  |  |
|  |  |

**Stage 6: Cleaning The Site**. After the heavy equipment has passed through, there will be a lot of debris on the demolition site. This is the time to separate the structural elements that can be recycled from the waste and to send the latter to a waste management facility. As the last piece of foundation is pulled up, we don’t let complacency set in during cleanup. Our experienced excavators specialize in safely operating heavy equipment around people, in tight spaces, near underground utilities, and on different terrain.

Our approach to disposal of site materials is three-fold: Salvage and donate first. Recycle second. For AllPhase, sending refuse to the landfill is a last resort. We are recommending a Selective Demolition approach, as this is a more eco-conscious method. Think of this as a deconstruction because we will retain the structure while removing specific sections in a staged approach. Deconstruction works well by promoting reuse and recycling and reducing the demolition’s overall environmental impact. Our primary heavy equipment for this will be with an excavator, using attachments such as shears, crushers, and hydraulic hammers.

Before we wrap up the project, we will take down all temporary fencing and signage and properly dispose of it. If necessary, we will clean up the parking lot used, fix potholes, and repaint lines. Following this last step, our PM and QAM will ensure the demolition site is clean and free of debris to avoid accidents and make sure that the land is ready for a new project. We will conduct a walk-through with the government to ensure project close-out can proceed.

# Project Planning

This project involves AllPhase coordinating personnel, equipment, and other resources to get this demolition process completed. In our experience, this results in inevitable complexities throughout the project, so we know it is crucial to have a well-orchestrated plan in place to coordinate the different aspects. Our project planning approach is based on a traditional “waterfall” approach: we set clear milestones between each task, with set due dates, deliverables, and client expectations organized on a clear timeline, as shown in the GANTT provided as an appendix. The AllPhase project planning approach is based on the concept that the demolition process should flow like an actual waterfall, i.e., each stage and phase will be completed in its entirety before moving on to the next one. For instance, all the requirements for clearing the building must be completed first before beginning the first demolition phase.

We produce a draft Project Management Plan (PMP) that the government will review; once approved, AllPhase will declare the NPT met, and begin work. As part of the PMP, we will also provide a Risk Management Plan (RMP) and a Quality Control Plan (QCP).

The RMP identifies who may be harmed or what the impact on the project progress could be; it determines how many risks may arise if a problem occurs. This lets AllPhase decide what control measures need to be in place to prevent or solve the problem. Assessment determines if any risks remain. The QCP will delineate our 100% inspection mode for quality assessment. The QCP is project-specific, and describes the activities, standards, tools and processes necessary to achieve quality in the demolition of facilities as described in the PWS.

Should the unforeseen happen, AllPhase will adapt work schedules and processes to meet changing conditions based on the government’s needs, site condition problems, weather delays, etc.

The AllPhase project planning approach is superior as it enables our team to focus on each aspect of the demolition project — giving their undivided attention, means we can ensure high-quality work at each stage, verified by our Quality Control Manager.

# On-Site Management

At AllPhase, we recognize that on-site management requires a chain of different tasks and responsibilities which are followed with great precision in order for the demolition project to be delivered according to the PMP. This on-site PM expands, updates and adapts the PMP in conjunction with the AllPhase team as necessary to reflect further information, the government’s detailed specifications or changed circumstances. When appropriate, the PM will make proposals for the acceleration of all or part of any demolition work package or task elements to achieve the target dates of the project.

On-site, the PM will effectively manage operatives, plant, equipment, services and office facilities, and may approve, on the advice of the AllPhase team on the site, changes to tasking to improve safety and efficiency. The PM will establish all base line data which may be required for the execution of any works, and generally co-ordinate any further setting out carried out by the workforce. The on-site PM will establish and effectively manage task execution and final acceptance procedures, and monitor their implementation. The PM will instruct any subcontractors regarding required documentation to be handed over in order to ensure timely completion of the demolition. The PM is full-time on site as the deconstruction manager. Everything at this stage focuses on the successful delivery of the demolition of the buildings in conjunction with our targets for quality, schedule, cost, and safety.

# Logistics

AllPhase provides demolition of all types of buildings and structures, as well as recycling and removal of construction debris. We have all the necessary demolition equipment at our disposal to be able to demolish the largest buildings or structures. The work is performed and supervised under the guidance of professionals, thus ensuring excellent quality and timeliness.

## Table: Types and numbers of pieces of equipment

| **Equipment** | **Quantity** |
| --- | --- |
|  |  |
|  |  |
|  |  |
|  |  |

## Table: Staffing plan

| **Personnel Role/Position** | **Dual-Hatting?** | **Subcontractor?** |
| --- | --- | --- |
| **PM/SUPER 1 (key)** | No | No |
| **PM/SUPER 2 (key)** | No | No |
| **Equipment Operator 1** | No | No |
| **Equipment Operator 2** | No |  |
| **Laborer 1** | No | No |
| **Laborer 2** | No | No |
| **Laborer 3** | No | No |
| **QAM** | Yes | No |
| **Safety Manager** | Yes | No |

## Table: Expected materials for diversion / rates

| **Material/Type to be diverted/recycled** | **Company, location, and certifications receiving** | **>60% / Rationale for Not Reaching Min Div Rate** |
| --- | --- | --- |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |

## Table: Types and numbers of pieces of equipment

| **ACM and ORM waste** | **Company, location, and certifications receiving** |
| --- | --- |
|  |  |
|  |  |
|  |  |
|  |  |

## Table: Materials to be disposed at landfill

| **non-ACM and ORM waste** | **Company, location, and certifications receiving** |
| --- | --- |
|  |  |
|  |  |
|  |  |
|  |  |

# Appendix: Proposed Project Schedule

# Appendix: Maps and Figures