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FOR SOCIAL RESPONSIBILITY

YMCA OF THE PIKES PEAK REGION

RO8-26-C-012

Gas Station Cleanup Project Narrative

The YMCA of the Pikes Peak Region owns a former gas station property located immediately adjacent to the Downtown YMCA in Colorado Springs, Colorado. The gas station has been vacant and out of operation for several years and was originally slated for demolition to eliminate blight and support future community-serving uses aligned with the YMCA's mission to strengthen communities.

In 2023, an individual unlawfully entered the vacant structure and set a fire inside the building. The local fire department responded and successfully extinguished the fire. During post-fire inspections, it was discovered that asbestos-containing materials within the structure had ignited and were damaged as a result of the fire. This discovery revealed a significant environmental and public health hazard, requiring immediate suspension of all demolition plans.

The presence of fire-damaged asbestos elevated the site from a standard demolition project to a Brownfield cleanup site requiring specialized environmental remediation. Asbestos fibers released during a fire pose serious inhalation risks, particularly in an urban setting with nearby pedestrian activity and active community facilities. Due to these risks, all activity at the site was halted until a comprehensive mitigation and cleanup plan could be developed in full compliance with federal, state, and local environmental regulations.

The subject property is located next to the Downtown YMCA, a high-traffic community facility that serves children, families, seniors, and individuals experiencing economic hardship. The YMCA of the Pikes Peak Region is a long-standing nonprofit organization serving thousands of community members annually through youth development, healthy living, and social responsibility programs. The proximity of the contaminated site to an active community hub heightens the urgency of cleanup to protect public health and ensure continued safe access to essential services.

The surrounding community has expressed strong interest in the removal of the vacant gas station due to concerns related to safety, blight, and the potential for future illegal entry or fires. Leaving the structure untreated presents ongoing environmental and public safety risks that disproportionately affect nearby residents and vulnerable populations. Addressing this contamination aligns directly with environmental justice priorities by reducing exposure risks in a densely used downtown area.

Following the incident, the YMCA of the Pikes Peak Region engaged qualified environmental professionals to conduct assessments and develop a detailed asbestos abatement and cleanup plan. The approved plan includes proper containment, removal, and disposal of asbestos-containing materials, followed by controlled demolition of the structure. All cleanup activities will be conducted in accordance with EPA, OSHA, and state regulatory requirements.



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EPA Brownfields Cleanup Grant funding will support the implementation of this plan, including asbestos abatement, environmental controls, demolition, and disposal. Completion of this project will permanently eliminate a known environmental hazard, remove a blighted structure, and respond to community concerns while advancing the YMCA's mission to strengthen communities through safe, healthy, and sustainable environments.

Successful completion of the cleanup will allow the property to be safely repurposed for future community-serving uses and will contribute to long-term neighborhood revitalization in downtown Colorado Springs.



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Project Budget: 225 N. Nevada YMCA Demolition

Base Scope Costs

Category	Cost
Permitting	\$650.00
Utilities (Cut & Cap Water/Sanitary + CSU Locates)	\$4,225.00
Demolition & Abatement of Entire Structure	\$244,027.35

Base Scope Subtotal: \$248,902.35

Alternates

Add Alternate #1 – Foundation & Concrete Demo

Item	Quantity	Cost
Foundation/Footer Demo	498 ft	—
Concrete Demo	21,714 sq ft	—
Total Add Alt #1	—	\$24,408.15

Add Alternate #2 – Equipment Rentals

Item	Quantity	Cost
Water Truck Rental (2 weeks)	1	—
4500 Kw Generator	1	—
Total Add Alt #2	—	\$3,255.00

Total Project Cost Scenarios

Scenario	Total
Base Only	\$248,902.35
Base + Add Alt #1	\$273,310.50
Base + Add Alt #2	\$252,157.35
Base + Both Alternates	\$276,565.50

Association Offices
207 N Nevada Avenue
Colorado Springs, CO 80903

YMCA of the Pikes Peak Region
EIN: 84-0404266
ppymca.org



Customer

D2 Demo & Dirt + Utilities
3030 N. El Paso St.
Colorado Springs, CO
80907, US
(719) 400-4722

Prepared By:
Joseph Perkins
(719) 964-7616
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YMCA of the Pikes Peak Region
207 N. Nevada Ave.
Colorado Springs, CO
80903, United States

Boyd Williams
719-440-1432
bwilliams@ppymca.org

225 N. Nevada YMCA

Scope of Work

Permitting

	Quantity	Total Cost
01 - City Permits *	1 ea	--
02 - State Permits *	1 ea	--
	--	\$650.00

Utilities

	Quantity	Total Cost
5 - Cut & Cap Water (5' Inside Property Line) *	1 ea	--
6 - Cut & Cap Sanitary (5' Inside Property Line) *	1 ea	--
CSU Locates	1 ea	--
	--	\$4,225.00

Abatement

	Quantity	Total Cost
Asbestos Testing	1 ea	--
Plywood for Board up	1 ea	--
Tools for board up	1 ea	--
abatement for interior by Cyclone	1 ea	--
26 - Scaffolding for enclosed tent by Waco *	1 ea	--



	Quantity	Total Cost
Demolition/Abatement of entire structure down to slab and foundation	1 ea	--
	--	\$244,027.35

Add Alt #1 Foundation and Concrete Demo

	Quantity	Total Cost
25 - Foundation/footer Demolition *	498 ft	--
04 - Concrete Demolition *	21,714 sq ft	--
	--	\$24,408.15

Add Alt #2 Generator and Water truck rental

	Quantity	Total Cost
Water truck rental 2 weeks	1 ea	--
Kw 4500 generator	1 ea	--
	--	\$3,255.00

Included (+)

1. This Bid/Quote is hereby conditioned upon the attached Stipulations, Exclusions, Terms & Conditions and an executed agreement upon mutually agreeable terms consistent herewith.
2. Assumes no basement or crawl space under building.
3. Assumes no fuel tanks.
4. Advertising consists of the YMCA allowing D2 Demo to post our banners on the chain-link fence from start to finish of the project.
- 5.

Notes



Summary

Subtotal \$248,902.35

\$248,902.35

Accepted By

Date

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Stipulations and Exclusions:

- Any item not shown in scope of work above.
- All demo assumes typical installation for all material to be removed. I.E. (1) layer drywall, (1) layer of roofing, 4" thick concrete, etc. unless otherwise specified above.
- Damage repair to walls is not included.
- Break-ins/Security.
- Soils report.
- Utilities disconnect for gas and electricity.
- Private locates unless otherwise specified above.
- Assume regular work hours, 7:00 -5:00, M→ F.
- Night, weekend, and holiday work will incur additional charges.
- Assumes no Davis Bacon or other wage determination.
- Assumes no LD's.
- Assumes no asbestos inspection unless otherwise specified above.
- Assumes no abatement unless otherwise specified above.
- Mercury thermostats.
- PCB ballasts.
- CFL's.
- Any flooring mastic unless otherwise specified above.
- All MEP (mechanical, electrical, and plumbing) disconnect, capping and safe-out unless otherwise specified above.
- Shoring, temporary walls, dust control, and traffic control measures by others unless otherwise specified above.
- All items to be saved to the owner must be handled before D2 Demo proceeds. Any items left will not be guaranteed against damage. All salvage becomes the property of D2 Demo, unless otherwise specified above.
- Removal or testing of any hazardous waste, including asbestos, lead base paint, refrigerants, and fire suppression. Can submit abatement proposal if such materials are encountered.
- Protection of materials to remain unless otherwise specified above.
- Frost or work affected by freezing conditions.
- Compaction Testing by Owner.
- Compaction 90% modified unless otherwise specified above.
- Grading is to be at +/- 0.1 unless otherwise specified above.
- All surveying and staking by others.
- Assume flat site re-contours of the existing grades provided unless otherwise specified above.
- Assumes backfill with excavated material only, unless otherwise specified above.
- No import of fill unless otherwise specified above.
- No over-excavation unless otherwise specified above.
- No dewatering included. Will price if encountered.
- All UG utility piping removal unless otherwise specified above.

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- No rock excavation over 2' diameter.
- Does not include erosion control, SWMP or revegetation. Can price and perform if requested.
- Equipment is heavy and may cause damage to sidewalks and roadways, the repair which is not included in this proposal.
- Developmental or tap fees.
- Foundation waterproofing, insulation, or peripheral drains.
- Hardpan.
- Landscaping.
- Payment and/or Performance Bond.
- Pond concrete work, headwalls, & trickle channels.
- Precast concrete structures.
- Reconditioning of previously prepared sub-grades or graded areas.
- Remove/replace unsuitable soil.
- Sprinkler & irrigation systems.
- Sub-grade stabilization.
- Supply of & fees for construction water.
- Topsoil supply or spreading.
- Under-slab capillary drains and perimeter drains are not included.
- Valve boxes & manhole covers.
- Vapor barrier.
- Work with meters, grease traps, sand oil separators unless otherwise specified above.
- Any work identified as out-of- scope may incur additional charges and will require modification to this estimate.
- Sprinkler system must be disabled during demolition activities.
- All MEP demo not mentioned above.
- Temp power and turtles by others.
- Primary layout and surveying by others.
- All roofing and roof-top demolition.
- All fire suppression systems.
- Any snow, water, or ice removal or protection of any type for jobsite.
- Protection for floors, walls, ceiling, open trenches, and any excavations at all existing conditions to remain, including traffic area for demolition removal in common building areas and freight elevators by others.
- Based on imbedded steel reinforcement no larger than #4 rebar. Does not include sawing or drilling through steel angle or plates.
- D2 is not responsible for any water damage that may occur.
- Saw cutting: All protection of surrounding area including walls, floors, finishes, furniture, fixtures, and equipment is excluded. Scope operations include general slurry vacuuming. All detailed cleaning such as power washing, hand wiping, etc. is excluded. Covering of holes and openings for safety purposes is excluded. Layout, access, protecting public from harm's way, shoring and bracing, traffic control and barricades, and locating, cutting, capping and protection of utilities is excluded.
- Retainage to be held for the duration of D2 Demo & Dirt's SOW.

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Insurance Requirements: D2 is fully licensed and insured including (X.C.U. Insurance). The owner will be listed as additional insured. This includes General Liability, Auto and Worker's Comp. These costs are reflected in the contractors' overhead.

Pay Terms: In full upon completion.

TERMS AND CONDITIONS OF AGREEMENT

1. This proposal constitutes an offer and shall automatically expire thirty (30) days from the date hereof unless it is sooner revoked by Contractor or accepted by Customer without qualification or revision. Upon Customer's acceptance as evidenced by signature hereon or notice to Contractor to proceed with the work, Customer agrees to all terms, conditions, prices, and specifications contained herein. These Terms and Conditions shall control and not be modified by any subsequent communication or document, unless expressly negotiated between the parties and signed by Contractor.
2. Payment is due upon receipt of Invoice. Any payments not received within fourteen (14) days of due date shall accrue interest at the rate of 1.5% per month, compounded monthly, which rate shall increase to the maximum rate allowable at law when payment is in excess of sixty (60) days past due. There shall be no retention withheld from payment. This Proposal and pricing does not include assumption of any risk of owner nonpayment nor any pay if paid, pay when paid payment provisions, which shall not be enforceable unless separately negotiated in writing executed by Contractor after receipt of owner financials and assurances in form acceptable to Contractor.
3. Contractor's commencement of work and schedule of performance shall be subject to availability as determined by the date of Customer's acceptance. Upon commencement, Contractor shall prosecute the work continuously and diligently, as conditions allow, to completion. Contractor may stop work in the event payment is not received when due or if, through no fault of Contractor, the site is not ready or other conditions or events make performance impracticable or impossible. In the event Contractor stops work pursuant hereto, it shall be entitled to suspend any further performance until payment is received or the condition causing suspension is remedied, including any increased costs of performance or additional mobilizations arising therefrom. If work is suspended or stopped, Customer may experience additional delays for rescheduling. **No work shall begin until both the Contractor and the Subcontractor have received a signed copy of this order.**
4. This Proposal includes only those materials and services specifically identified and necessary to complete the Work.
5. Customer understands that demolition requires the use of heavy equipment and often involves unpredictable conditions, which may cause damage to surrounding property, vegetation, sidewalks and/or roadways. Contractor shall perform in a non-negligent manner using reasonable efforts to protect against damage; however, Customer accepts the risks inherent in demolition and releases Contractor from liability for unintended damages resulting therefrom.
6. One or more waivers of any right, term or condition by Contractor shall not be construed as a waiver of that right, term, or condition in any subsequent circumstance.

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7. The terms and conditions set forth herein shall not be construed to alter, waive, or affect any rights or remedies available to Contractor by law. If any term or condition is held to be invalid or unenforceable, it shall be enforced to the maximum extent allowed by law, severed from the whole and the remaining terms and conditions shall be valid and binding.

8. In consideration of Contractor's pricing set forth herein and in recognition of the relative risks and benefits to Contractor and Customer, Customer agrees that, to the fullest extent permitted by law, the liability of Contractor, its officers, principals, directors, and employees for any and all claims, damages or injury including consequential damages, shall be limited to the project cost, unless otherwise covered by available insurance. Prior to acceptance of Proposal and upon written request to waive this limitation, an additional charge of 5% of the project cost shall be paid to Contractor.

9. Customer agrees to pay any and all costs and expenses, including reasonable attorney's fees, incurred by Contractor in enforcing this agreement. Venue for any dispute shall be in El Paso County, Colorado. The terms and conditions herein shall be governed by the laws of the State of Colorado. **EACH PARTY HEREBY WAIVES ITS RIGHT TO TRIAL BY JURY IN ANY ACTION ARISING OUT OF THIS AGREEMENT.**

10. This Proposal, including the terms and conditions set forth herein, represents the entire agreement and supersedes any prior negotiations, representations, or agreements, whether oral or written.

Respectfully Submitted,

James Carter

James Carter
719-323-3532
Estimator / PM
estimator@d2demo.com



NATIONAL
DEMOLITION
ASSOCIATION

COS WRECKING LICENSE D2-A #24914/PUEBLO #23889

Business Classification: Woman Owned/Minority Owned/Disadvantaged/Small Business/SAM