



REQUEST FOR BIDS

Demolition & Site Excavation Work

Posted: February 21, 2024

The Lucas County Land Bank (the “Owner”) is a non-profit organization that is building neighborhoods by investing in land, buildings, and people. The Land Bank may procure bids from qualified contractors through an informal process in which the lowest and best bid is chosen from those received. Contractors must be qualified to work with the Land Bank, if not already, to bid. Visit <https://lucascountylandbank.org/contractors> to qualify.

Project Site

1330 Nebraska Avenue, Toledo, Ohio 43607

Parcel Numbers: 07-41684, 07-41694, 07-41691, 07-41687, 07-41681, 07-41677, 07-41674

Building Size: **4,800 sq ft.**

Floors: **2**

Year Built: **1930**

Aggregate Lot Size: ~ **0.75 acres**

Bid Requirements

Bidders must prepare the following information as part of their bid:

1. A bid that addresses all Work Specifications for the project as set forth below, and includes an itemized breakdown of costs separating the bid for Project 1 and the bid for Project 2.
2. A timeline for starting and completing work. Work must be completed no later than **April 30, 2024.**
3. Verifiable examples of demolition projects of similar scale and scope that the bidder has completed for public and private entities.
4. A good faith minority hiring goal plan (described below).
5. If your company has previously received notice from the Land Bank of deficient performance, please include a written explanation of what steps you have taken to remedy such deficiencies.

Site Visit

The Owner’s team will be available at a site visit on **Tuesday, February 27, 2024 at 8:30 a.m.** Bidders are strongly encouraged to attend this site visit.

Questions & Bidding Deadline

Bidders may submit written questions until **Friday, March 1, 2024 by 2:30 p.m.** All questions and answers will be posted on the Land Bank’s website in the same place where this Request can be found.

Bid Deadline: Wednesday, March 6, 2024 by 2:30 p.m.

Bids must be submitted electronically in a PDF format by the deadline to:

lucascountylandbank@co.lucas.oh.us, and copied to jmurnen@co.lucas.oh.us

Project Goals

- **Project 1:** Demolish and remove the blighted building at 1330 Nebraska and other surface improvements on the project site, leaving a level and seeded site that is expected to be redeveloped as a parking lot, as described in the work specifications below.
- **Project 2:** Excavate an 18-inch cavity in the southern portion of 1336-1344 Nebraska (3 vacant lots) and of 1318-1328 Nebraska (3 vacant lots), as outlined in the attached map. Leave the cavities open so that the Land Bank can investigate whether building foundations remain or building materials were buried at the site. If requested by the Land Bank, prepare a change order to remove and dispose of any building materials found. Once the Land Bank's investigation has been completed and any debris is removed, fill, grade, and seed these cavities.

Project 1: 1330 Nebraska Work Specifications

- **EPA Notification.** Provide timely notice to Ohio EPA before demolition work begins as required by OAC 3745-20.
- **Street Closures.** Coordinate street closures with the City of Toledo as necessary to undertake demolition work.
- **Temporary Fencing.** Install temporary security fencing along the perimeter of the project site from the start until the completion of the demolition work. Remove this fencing upon completion of the work in coordination with the Land Bank.
- **Permitting.** Secure all necessary permits relating to the demolition and hauling of the structure from the City of Toledo, and provide proof of applicable demolition permits and dump tickets as necessary.
- **Building Demolition.** Demolish the entire structure on the project site, including all outbuildings and ancillary structures. Remove all demolition debris from the site, haul the debris to an appropriate landfill for disposal, and make available verified original receipts from a licensed landfill evidencing that the debris has been disposed of properly when requested.
- **Foundation Removal (Full).** Remove the building's foundation completely up to and including the footers. Remove all foundation debris from the site, haul it to an appropriate landfill for disposal, and make available verified original receipts from a licensed landfill evidencing that the debris has been disposed of properly when requested.
- **Cavity Inspection.** Following the complete foundation removal and before the cavity is filled to grade as described in these specifications, the Owner will be notified and have an opportunity to inspect the cavity.
- **Concrete & Pavement Removal.** Excavate and remove all paved surfaces, including asphalt and concrete pavements, driveways, private walkways, patios, and all fencing. Remove all concrete and pavement debris from the site and haul to an appropriate landfill for disposal, and make available verified original receipts from a licensed landfill evidencing that the debris has been disposed of properly when requested.

- **Sidewalks.** Retain sidewalks and public rights of way. Damage to a sidewalk or public right of way caused by this demolition work must be corrected within 30 days so the site is restored to the condition it was in before the demolition work started.
- **Tree Removal.** Remove all trees from the project site. Remove all additional vegetation that is in the path of any equipment.
- **Site Restoration.** Restore the project site with clean, non-contaminated fill dirt that meets or exceeds the trade standard to the final grade of the site, and provide a finished site that is properly graded consistent with the site's existing grade and topography and free from debris, including along lot lines and in adjacent rights of way, and that is properly graded and compacted.
- **Seeding.** Cover the project site with at least 1" of topsoil, hydro-seed the site with a blend of tall fescue and clover, provide a cover of straw if necessary, and ensure that grass is growing on the site and that the site can be safely maintained.
- **Precautions to Prevent Injury and Damage to Property.** Provide all necessary protections and take all necessary precautions that are required to protect workers and bystanders from injury and to protect nearby personal and real property from damage during the entirety of the demolition process.
- **Maintenance of Project Site.** Keep the project site and surrounding area clean and free from excess debris daily during demolition work and following the completion of demolition work.
- **Water Supply.** Contractors will be responsible for supplying water for demolition purposes during work, and the cost of supplying water should be included in the scope of work.
- **Salvage of Materials.** The Owner will permit successful bidders to salvage scrap materials in undertaking the demolition work. The anticipated profit derived from any salvaged materials must be deducted from the total amount of the contractor's bid.

Project 2: Site Excavation Work Specifications

- **Site Excavation.** While demolition work is ongoing, excavate the project site to 18" below grade in two 0.20-acre areas on either side of 1330 Nebraska, as indicated by the black rectangles on the attached project site map. Leave cavities open at each site and notify the Land Bank so that the cavities can be excavated for building debris.
- **Possible Change Order for Foundations & Debris Removal.** If requested by the Owner following inspection of these cavities, provide the Owner with a quote to remove the foundation(s) completely, remove any debris from the site, haul it to an appropriate landfill for disposal, and make available verified original receipts from a licensed landfill evidencing that the debris has been disposed of properly when requested. If accepted by the Owner, this quote will become a change order to this project.
- **Tree Removal.** Remove all trees from the project site. Remove all additional vegetation that is in the path of any equipment.

- **Site Restoration.** Restore the project site with clean, non-contaminated fill dirt that meets or exceeds the trade standard to the final grade of the site, and provide a finished site that is properly graded consistent with the site's existing grade and topography and free from debris, including along lot lines and in adjacent rights of way, and that is properly graded and compacted.
- **Seeding.** Cover the project site with at least 1" of topsoil, hydro-seed the site with a blend of tall fescue and clover, provide a cover of straw if necessary, and ensure that grass is growing on the site and that the site can be safely maintained.
- **Precautions to Prevent Injury and Damage to Property.** Provide all necessary protections and take all necessary precautions that are required to protect workers and bystanders from injury and to protect nearby personal and real property from damage during the entirety of the work.
- **Maintenance of Project Site.** Keep the project site and surrounding area clean and free from excess debris daily during the work and following the completion of the work.

Not In The Work Specifications

The Owner has already or will complete the following pre-demolition work before the winning bidder begins all project work:

- Asbestos survey, and asbestos and hazardous waste abatement;
- Water, sewer, electric, and natural gas terminations.

Additional Bid Requirements

Ohio Department of Development Program Funding. This project may be paid for, in whole or in part, with funding through the Ohio Department of Development ("ODOD"). No bidder shall discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin, disability, age, military status, or ancestry.

Prevailing Wage Compliance and Project Labor Agreement Required. The successful bidder must comply with the prevailing wage requirements under Ohio Revised Code Sections 4115.03 to 4115.16, inclusive, concerning the payment of all mechanics and laborers employed in this project work. Certified and signed payroll reports itemizing the dates the work was done, the work that was done, the number of people doing the work, the number of hours, and the hourly rate charged for each person must be submitted with a bidder's invoice.

Further, under the Land Bank's Purchasing Policy, the successful bidder must enter into a **project labor agreement** with the Northwestern Ohio Building and Construction Trades. A bidder should consider these requirements when submitting its bid.

Minority Hiring Goal. A successful bidder shall make a good faith effort to employ minority persons in the completion and operation of this project. This goal must be the same percentage as the average percentage of minority persons who reside in Lucas County and its contiguous Ohio counties. For this project, the good faith minority hiring goal is at least 15% of the total bid.

Examination of Site. Bidders must inspect the project site before submitting their bids to assess all circumstances and conditions that may affect the cost and the progress of work. Bidders shall assume all patent and latent risks in connection with the circumstances and conditions of the project site.

Conflict of Interest. Each bidder certifies upon the submission of their bid that neither the company nor personnel of the company has any personal interest, direct or indirect, which is incompatible or in conflict with the discharge or fulfillment of the functions or responsibilities concerning the completion of the work contemplated by this bid.

Bid Award

The bid will be awarded to the lowest and best bidder meeting the requirements of this Request for Bids within 15 business days of the bid deadline unless extended at the sole discretion of the Land Bank. The Land Bank reserves the right to reject all bids received for any reason.

The successful bidder will be invited to negotiate and enter into an agreement with the Land Bank. No work is authorized until the Land Bank enters into a signed agreement with the successful bidder.

Project Site Map and Photos









