



REQUEST FOR BIDS

Commercial Demolition Work on an Environmentally Contaminated Site - Remnant Foundations and Contaminated Soil Excavation

Posted: October 17, 2025

Due: October 29, 2025

The Lucas County Land Bank (the "Owner") is a non-profit organization 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 responsive and responsible 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

1801 Smead Avenue, Toledo, Ohio 43606

Parcel Numbers: 05-04341, 05-04327, 04-60317, 04-60321, 13-15781, 18-52667

Buildings: Large remnant foundations and pavement throughout the Project Site

Aggregate Lot Size: 9.4 acres

Site Map: Aerials maps of the Project Site are included below

Environmental Conditions: Subsurface soil contamination exists on the project site. Prior to demolition work, the demolition contractor will excavate, disposed of, and backfill approximately 80 cubic yards of contaminated soil from seven (7) areas of the Project Site under the direct supervision of Owner's certified environmental professional.

PROJECT SITE DESCRIPTION AND PROJECT GOALS

The Project Site is the former Doehler-Jarvis metal die casting facility located in central Toledo. While all standing structures on the project site were previously demolished, large foundations remain. The Owner's goal is to undertake demolition and cleanup work at this vacant former industrial site to improve the quality of life for the surrounding neighborhood and position this property for additional environmental remediation work and future redevelopment. To accomplish this goal, the large remnant foundations and pavements will be demolished, debris will be removed to the work specifications, contaminated soil will be excavated, sampled by the certified professional, and properly disposed of under the supervision of the certified professional, and the site will be backfilled, graded, and seeded, leaving a clean and level site that can be easily maintained for future use.

MANDATORY SITE VISIT

There will be mandatory site visit at the Project Site on **Wednesday, October 22, 2025 at 8:30 am.**

Bidders are required to attend this site visit to demonstrate familiarity with the Project Site under this Request for Bids. Please contact Joshua Murnen at jmurnen@co.lucas.oh.us to confirm your attendance.

BID REQUIREMENTS

To be considered **responsive** under this Request for Bids, Contractors must prepare and provide the following information as part of their bid:

- **Bid for Work.** A bid summary on the bidder's company letterhead which includes an itemized breakdown of costs for the work and a total bid amount.
- **Work Timeline.** A full timeline for starting and completing work. Work must be completed no later than March 1, 2026.
- **Prior Similar Projects.** Verifiable examples of demolition projects on environmentally contaminated sites of similar scale and scope that the bidder has completed successfully in the past five (5) years. To be considered responsive under this Request for Bids, Bidders must document at least two (2) prior successful similar projects by providing the following information:
 - a. Address of each prior project;
 - b. Date each prior project was completed;
 - c. Scale of each prior project (square footage of foundations or land area of the site);
 - d. Owner of each prior project at the time of the work; and
 - e. Whether each prior project was performed under a Project Labor Agreement (PLA) and prevailing wage standard.
 - f. Whether the project included excavation of contaminated soil or other comparable environmental work performed under the supervision of a certified professional.
- **Familiarity with Project Site.** Bidders must attend the mandatory site visit described above to demonstrate familiarity with the Project Site.
- **Minority Hiring Goal.** Bidders must submit a good faith minority hiring goal (described below).
- **Good Standing.** If your company has previously received notice from the Owner of deficient performance, include a written explanation of what steps you have taken to remedy such deficiencies.

QUESTIONS

Bidders may submit written questions until **Friday, October 24, 2025 at 2:00 pm**. All questions and answers will be posted on the Lucas County Land Bank's website where this Request can be found.

BIDDING DEADLINE

The Bid Deadline is October 29, 2025 at 2:00 pm.

Bids must be submitted electronically on the bidder's letterhead by the bidding deadline to: lucascountylandbank@co.lucas.oh.us, and copied to jmurnen@co.lucas.oh.us

BID AWARD

The Owner may procure bids from qualified contractors through an informal process in which the lowest responsive and responsible bid is chosen from those received. Bids will be awarded within **fifteen (15) business days** of the bid deadline unless extended at the sole discretion of the Owner. The bid will be awarded to the lowest responsive and responsible bidder. The successful bidder will be invited to negotiate and enter into an agreement with the Owner. No work is authorized until the Owner enters into a signed agreement with the successful bidder. The Owner reserves the right to award the Work in full or in part, or to reject all bids received for any reason at the Owner's sole discretion.

To ensure the Land Bank can meet its overall schedule for performance of these projects, preference may be given to a bidder who has not already been awarded at least five (5) projects if those projects are not complete as of the deadline for this bid.

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 or access to public rights of way with the City of Toledo if necessary to undertake demolition work.
- **Permitting.** Secure all necessary permits relating to demolition, soil excavation, and hauling from the City of Toledo and provide proof of applicable demolition permits and dump tickets as necessary. All permits secured by the contractor are to be formally closed by this contractor upon completion of permitted work.
- **Public & Private Sewers.** No public sewers are believed to run through the Project Site. If public storm or sanitary sewers are discovered during the course of the work, contractor will notify owner and coordinate with owner to take measures to retain these lines. Abandon the 6" private sewer line on the north portion of the Project Site. See the attached Project Site Map –Sewers.
- **Contaminated Soil Remediation and Backfill.** Under the direct supervision of Owner's certified environmental professional, excavate and remove approximately eighty (80) cubic yards of contaminated soil from seven (7) different areas within the project site as indicated in the Project Site Map – Contaminated Soil Excavation. Excavate and remove any paved surfaces in the footprint of the contaminated soil, including but not limited to asphalt and concrete pavements. Haul all contaminated soil, concrete, and pavement debris from the project site to a permitted non-hazardous solid waste landfill for disposal under the supervision of Owner's certified environmental professional. Contractor to make available verified original receipts from a licensed landfill evidencing that the debris has been disposed of properly when requested.
- **Monitoring Wells.** Remove and dispose of decommissioned monitoring wells within the footprints of the soil excavation sites and the demolition sites. Monitoring wells to be removed will be decommissioned prior to the start of demolition work.
- **Demolition and Foundation Removal.** Fully demolish all remnant foundations and all other site improvements on the project site. Final grading must be to street level grade consistent with Oakwood Avenue, Smead Avenue, and the Norfolk Southern rail line running along the western boundary of the Property. Remove all foundations to a minimum of 18" below grade, leaving no debris within the cavity, and allow for proper drainage of the project site. Remove all debris from the project site and haul it to an appropriate landfill for disposal. Make available verified original receipts from a licensed landfill, evidencing that the debris has been disposed of properly when requested.
- **Concrete and Pavement Removal.** Excavate and remove all remaining paved surfaces, including but not limited to asphalt and concrete pavements. This includes parking areas, driveways, private roads, walking paths, and all other paved surfaces. Haul all concrete and pavement debris from the Project Site to an appropriate landfill for disposal. Contractor to make available verified original receipts from a licensed landfill evidencing that the debris has been disposed of properly when requested.
- **Tree Removal.** Remove all trees and overgrown vegetation from the Project Site. Tree stumps are to be grinded or removed.

- **Fencing and Pole Removal.** Remove all fencing from the Project Site, including perimeter fencing bordering the rail line, Oakwood Avenue, and Smead Avenue, as well as interior fencing. Removed fencing may be salvaged or recycled. Cost-savings from salvage or recycling of fencing must be factored into bids. Leave existing brick wall running along north boundary of Property. Remove any unused utility poles from the Project Site.
- **Coordinate Rail Line Access.** Coordinate access with Norfolk Southern Railway to undertake demolition, grading, and seeding along rail line bordering the Project Site to the west and take any necessary measures to maintain access. Following demolition, the Project Site must be graded to street level grade consistent with this rail line, Oakwood Avenue, and Smead Avenue.
- **Site Restoration.** Restore the project site with 6 inches of clean, compacted, non-contaminated fill dirt that meets or exceeds the trade standard to the final grade of the site. Provide a finished site that is compacted and 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.
- **Topsoil and 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.
- **Curb Aprons & Sidewalks.** Remove curb aprons and sidewalks along Smead Avenue and Oakwood Avenue. Do not replace sidewalks or curbs following the removal of curb aprons.
- **Notification of Owner upon Discovery of Additional Environmental Conditions.** If any potential or suspected environmental conditions are discovered or identified during the course of the work, including potential underground storage tanks, staining, odors, or any other potential environmental conditions, immediately inform Owner and coordinate with Owner and Owner's certified environmental professional to make a plan for sampling and remediating that potential or suspected environmental condition.
- **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.
- **On-Site Concrete Recycling.** On-site concrete recycling that will create cost-efficient clean fill meeting ODOT 304 gradation for the project is encouraged if feasible.
- **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.

Not Included in the Work Specifications

- Utility disconnections and terminations have been or will be completed prior to the start of demolition work.

BID FORM

Bids must be cost-itemized and submitted using the following bidding template:

<u>BID ITEM</u>	<u>AMOUNT BID</u>
1. Pre-Demolition (mobilization, permitting, & rail line access)	\$
2. Remediation of ~80 cubic yards of contaminated soil from seven (7) sites under the supervision of Owner's Certified Environmental Professional (soil excavation, hauling, & disposal)	\$
3. Demolition (demolition, hauling, and disposal of remnant foundations, concrete, pavements, sidewalks, fencing, monitoring wells, aprons, poles, & miscellaneous items)	\$
4. Removal of all trees and vegetation.	\$
6. Site Restoration (backfill, grading, seeding) & Demobilization	\$
TOTAL AMOUNT BID:	\$

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.

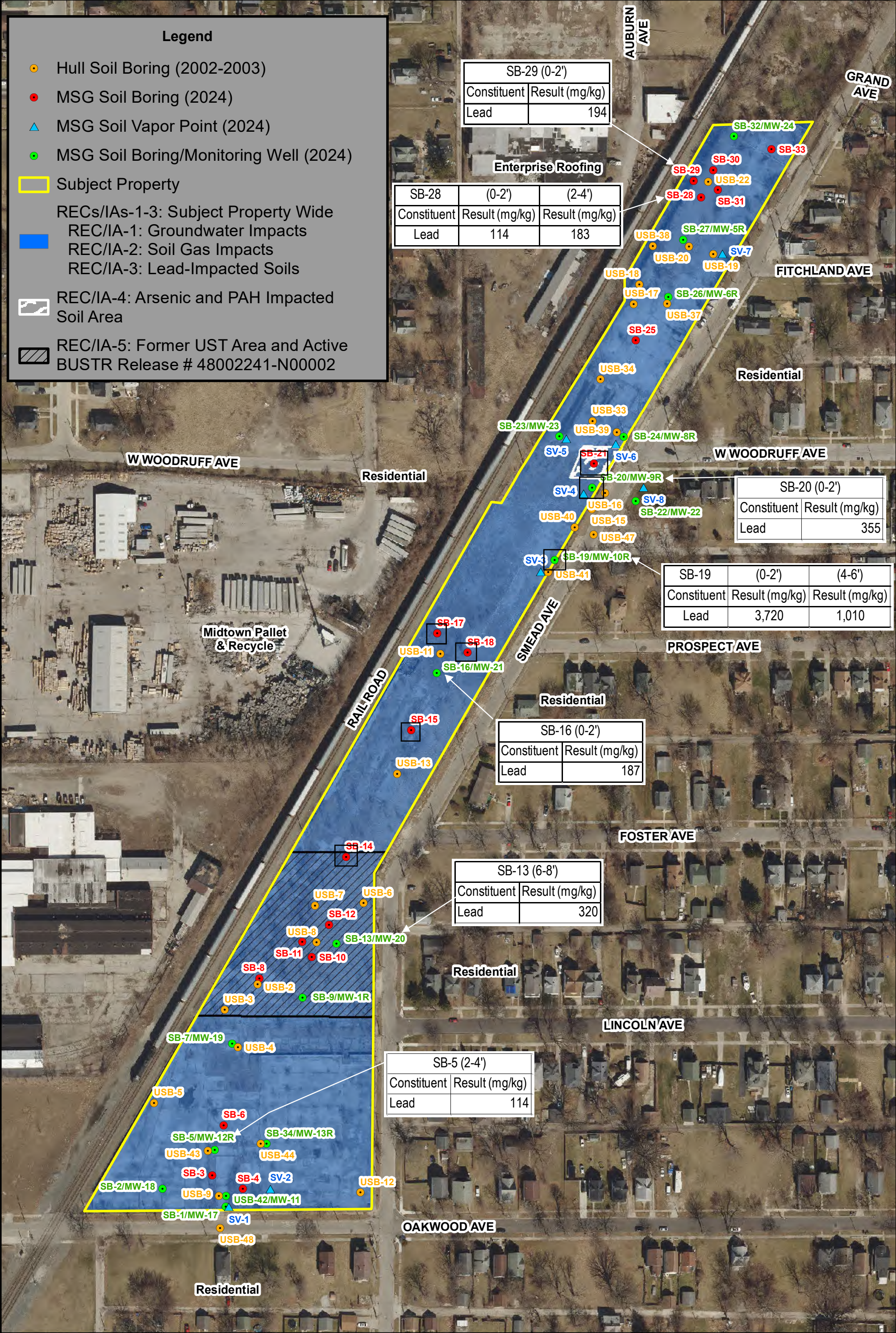
Further, under the Owner's Purchasing Policy, the successful bidder must enter into a **project labor agreement** with the Northwestern Ohio Building and Construction Trades. A bidder should consider these requirements when submitting its bid.

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.

PROJECT SITE MAP – CONTAMINATED SOIL REMEDIATION



PROJECT SITE MAP - SEWERS



PROJECT PHOTOS



