



REQUEST FOR BIDS

Commercial Structure Demolition Work on a Brownfield Site With RACM Removal and Contaminated Soil Excavation

Posted: October 20, 2025

Due: October 30, 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

109 City Park Avenue, Toledo, Ohio 43609
Parcel Numbers: 01-423891, 14-23894, 14-23897, 14-23901, 14-23904,
14-23911, 14-23914, 14-23917, 14-23924, 14-23931

Buildings: 1 structure with multiple additions; building at 630 Sterling St. is excluded

Gross Building Area: 47,774 sq ft. (built in 1920)

Aggregate Lot Size: 1.31 Acres

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

Environmental Conditions: Approximately 3,900 square feet of friable roofing will be removed as regulated asbestos containing materials (RACM) during demolition under supervision of Owner's certified environmental abatement contractor. Approximately 129 cubic yards / 200 tons of contaminated soil will be excavated, made available for waste characterization, hauled, and disposed of under the supervision of Owner's certified environmental professional.

The Project Site contains approximately three (3) orphaned underground storage tanks (USTs). Removal of these USTs is not included within the scope of work for this Request for Bids. However, demolition work will be performed so as not to damage these orphaned USTs so they can be sampled and removed at a later stage of the project,

PROJECT SITE DESCRIPTION AND PROJECT GOALS

The Project Site is a former industrial facility that is now a public nuisance and a brownfield. The Owner's goal is to demolish the structure to improve the quality of life for the surrounding neighborhood and position this property for environmental remediation work and future redevelopment. To accomplish this goal, contaminated soil will be excavated and removed under the supervision of Owner's certified environmental professional, the building will be demolished, including RACM from the partially collapsed roof, debris will be removed to the work specifications, 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

Thursday, October 23, 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 RACM abatement, contaminated soil excavation, underground storage tanks, or other environmental conditions.
- **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 **Monday, October 27, 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 Thursday, October 30, 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 and hauling, including remediation work, from the City of Toledo and provide proof of applicable demolition permits and dump tickets as necessary. All permits pulled by the contractor are to be formally closed by this contractor upon completion of permitted work.
- **Erosion Control.** Implement Stormwater Pollution Prevention Plan (SWPPP) measures along the southern boundary of the Project Site to prevent the runoff of demolition debris into Swan Creek.
- **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, notify owner, and take measures to retain these lines.
- **Contaminated Soil Remediation and Backfill.** Under the direct supervision of Owner's certified environmental professional, excavate and remove approximately one hundred twenty-nine (129) cubic yards (~200 tons) of contaminated soil from two (2) 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 assist soil collection for waste characterization. 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 any decommissioned monitoring wells within the footprints of the soil excavation sites and the demolition sites.

- **RACM Removal of Roofing Material.** Remove and dispose of ~3,900 square feet of transite asbestos-containing roofing material that will become friable during demolition. Remove, handle, and dispose of RACM roofing material in compliance with all applicable laws and regulations relating to regulated asbestos-containing materials, including Ohio Administrative Code §3745-20. Make available verified original receipts from a licensed landfill evidencing that the debris has been disposed of properly as RACM when requested. Perform all work under the direct supervision of Owner's certified environmental abatement contractor. The contractor will be responsible for providing dumpsters for this project.

Owner's environmental abatement contractor will double-line dumpsters for asbestos-containing materials and wet asbestos-containing materials before loading by the contractor, seal dumpsters, and prepare asbestos manifests for the contractor before transport of material to an EPA-approved landfill.

- **Demolition and Foundation Removal.** Fully demolish the structure and miscellaneous site improvements on the Project Site. 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 within areas within the Project Site, except for trees and vegetation bordering Swan Creek and which do not impede the Work. Stumps to be grinded or removed.
- **Fencing.** Remove all fencing from the Project Site. If fencing is to be salvaged, this must be factored into Contractor's bid.
- **Vehicles.** Remove and appropriately disposed of all abandoned vehicles from the Project Site.
- **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 and Sidewalks.** Remove curb aprons along City Park Avenue and Sterling Avenue. Excepting sidewalks bordering curb aprons, do not remove sidewalks or curbs running along City Park Avenue.

- **Additional Environmental Conditions.** Take note of suspected underground storage tanks at the Project Site to avoid potential damage during demolition (see Project Site Map – Contaminated Soil Excavation).

If any potential or suspected environmental conditions are discovered or identified during the course of the work, including potential underground storage tanks, staining, odors, above ground storage tanks, 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.
- Asbestos abatement other than the RACM roofing material indicated in the Work Specifications.
- Sampling and removal of any ASTs inside the building.

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, & SWPPP)	\$
2. Remediation of ~129 cubic yards / 200 tons of contaminated soil under the supervision of Owner's Certified Environmental Professional (soil excavation, hauling, & disposal)	\$
3. Removal of RACM roofing material under the supervision of Owner's environmental abatement contractor	\$
4. Demolition (demolition, hauling, and disposal of the building, concrete, pavements, fencing, monitoring wells, removal of vehicles, and miscellaneous items)	\$
5. 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.

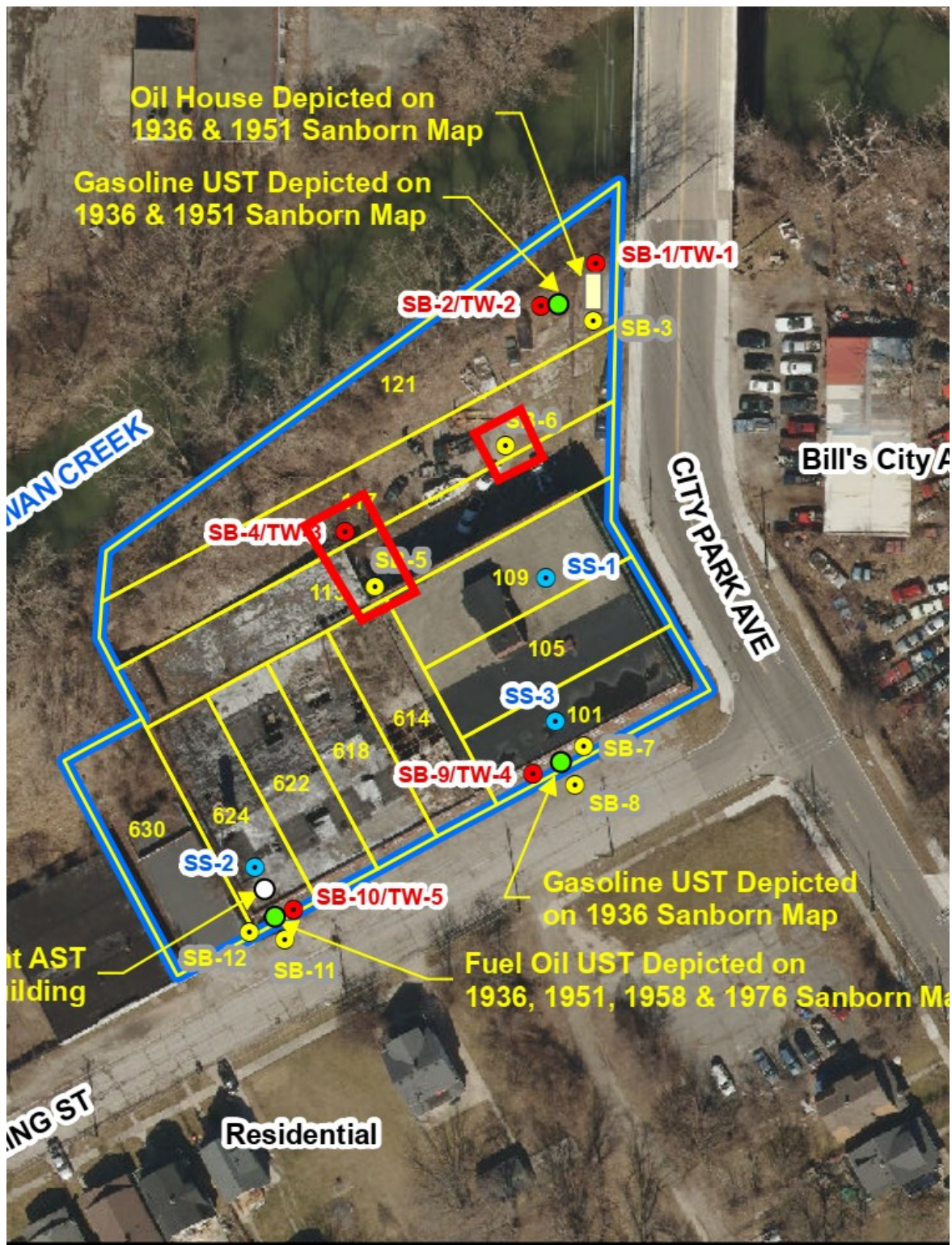
Further, under the Owner's Purchasing Policy, the successful bidder must enter into a **project labor agreement** with the Northwestern Ohio Building and Construction Trades. A bidder should consider these requirements when submitting its bid.

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 PHOTOS



