



# **REQUEST FOR BIDS**

## **Commercial Building Demolition Work With Recognized Environmental Conditions**

**Posted: August 4, 2025**

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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**

**1216 W. Bancroft Street, Toledo, Ohio 43606**  
**Parcel Number: 06-11561**

**Buildings:** 1

**Year Built:** 1910

**Gross Building Area:** 91,440 SF

**Aggregate Lot Size:** 1 acre

**Floors:** 2

**Foundation:** Full Basement

**Site Map:** An aerial map of the Project Site is included below.

**Recognized Environmental Conditions:** Six (6) drums and one (1) AST; pending delineation

### **PROJECT SITE DESCRIPTION & GOALS**

The Project Site is a vacant commercial structure that was historically used for industrial and warehouse purposes. The Project Site is in distressed condition, with the roof partially collapsed. The Project Site also has recognized environmental conditions. Owner's goal is to demolish the structure on the Project Site leaving a level, graded, and seeded site that will improve the quality of life for the surrounding neighborhood and position this property for future redevelopment

### **MANDATORY SITE VISIT**

The Project Site will be available for a mandatory site visit on **Monday, August 11, 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](mailto: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:

1. **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.
2. **Work Timeline.** A full timeline for starting and completing work. Work must be completed no later than December 1, 2025.
3. **Prior Similar Projects.** Verifiable examples of demolition projects 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 **three (3)** prior successful similar projects by providing the following information:
  - Address of each prior project;
  - Date each prior project was completed;
  - Scale of each prior project (square footage of buildings, foundations, or land area of the site);
  - Owner of each prior project at the time of the work; and
  - Whether each prior project was performed under a Project Labor Agreement (PLA) and a prevailing wage standard.
4. **Familiarity with Project Site.** Bidders must attend the mandatory site visit described above to demonstrate familiarity with the Project Site.
5. **Minority Hiring Goal.** Bidders must submit a good faith minority hiring goal (described below).
6. **Good Standing.** If your company has previously received notice from the Owner of deficient performance, include a written explanation of steps taken to remedy such deficiencies.

## **QUESTIONS & BIDDING DEADLINE**

Bidders may submit written questions until **Thursday, August 14, 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.

**Bid Deadline: Thursday, August 21, 2025 at 2:00 pm.**

Bids must be submitted electronically using the bid form provided below by the bidding deadline to: [lucascountylandbank@co.lucas.oh.us](mailto:lucascountylandbank@co.lucas.oh.us), and copied to [jmurnen@co.lucas.oh.us](mailto:jmurnen@co.lucas.oh.us)

## **BID AWARD**

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 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 Owner reserves the right to reject all bids received for any reason.

To ensure the Land Bank can meet its overall schedule for performance of these projects, a 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 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, as necessary to secure the project site during the work. Remove this fencing upon completion of the work in coordination with the Owner.
- **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. All permits pulled by the contractor are to be formally closed by this contractor upon completion of permitted work.
- **Water and Sewer Termination.** Coordinate with service providers to terminate water and sewer prior to commencing work.
- **Tree Removal.** Remove all trees and vegetation on this site. Tree stumps to be grinded/removed. Trees in tree-lawn to remain.
- **Removal of Drums and Storage Tank.** Remove and properly dispose of six (6) drums and one (1) above ground storage tank from the basement of the Project Site. Bid this item assuming non-hazardous contents.

Owner will sample the drums and storage tank prior to demolition. If the drums and tank have hazardous contents, Contractor will work under a change order with Owner's certified environmental professional to dispose of these items at a licensed hazardous waste landfill.

- **Building Demolition.** Fully demolish the entire structure on the project site, including all foundations, free standing walls, any outbuildings and ancillary structures, fencing, and brick or CMU. Remove all debris from the project site, including any vehicles, and haul it 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.
- **Foundation Removal (18" below grade).** Remove the building's foundation to at least 18" below grade, leaving no building debris within the cavity, and allow for proper drainage of the project site. Remove all foundation debris from the site and 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.
- **Alternative Bid Item: Full Foundation Removal.** Provide costs for the full removal of the building's foundation, leaving a clean, level, developable site that drains properly. Include costs for full removal of all foundation walls and basement floors, and backfill of site with clean fill.

- **Cavity Inspection.** Following the 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 and Pavement Removal.** Excavate and remove all paved surfaces, including but not limited to asphalt and concrete pavements. This includes but is not limited to building pads, driveways, walking paths, and brick or CMU. Aprons along Sylvan Avenue to be removed. 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.
- **Sidewalks.** Except as noted above, 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.
- **Site Restoration.** Restore the project site with clean, compacted, 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 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.
- **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.
- **On-Site Concrete Recycling.** On-site concrete recycling that will create cost-efficient clean fill 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.
- **Recognized Environmental Conditions.** The Owner has identified potential environmental conditions on the property suggesting possible contamination. These include, but are not limited to, potential hazardous waste stored in drums and an above ground storage tank, as well as potential underground storage tanks. Prior to the start of any work, Owner and the successful bidder will develop and agree to a protocol for addressing any likely or suspected environmental conditions identified during the course of the demolition work. This protocol will be reflected in the agreement between Owner and the successful bidder.

**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.
- Electric and natural gas terminations.

**BID FORM**

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

| <b><u>BID ITEM</u></b>   | <b><u>AMOUNT BID</u></b> |
|--|--------------------------|
| 1. Pre-Demolition (mobilization and permitting)  | \$                       |
| 2. Removal of six (6) barrels and one (1) above ground storage tank  | \$                       |
| 3. Demolition, hauling, and disposal of building, asphalt and concrete, and removal of building's foundation to 18" below grade. | \$                       |
| 4. Removal of Trees and Vegetation   | \$                       |
| 5. Site Restoration  | \$                       |
| <b>TOTAL AMOUNT BID:</b>   | \$                       |

***Alternative Bid Item: Full Foundation Removal***

|   |    |
|---|----|
| 6. Full removal of building's foundation. | \$ |
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## **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.

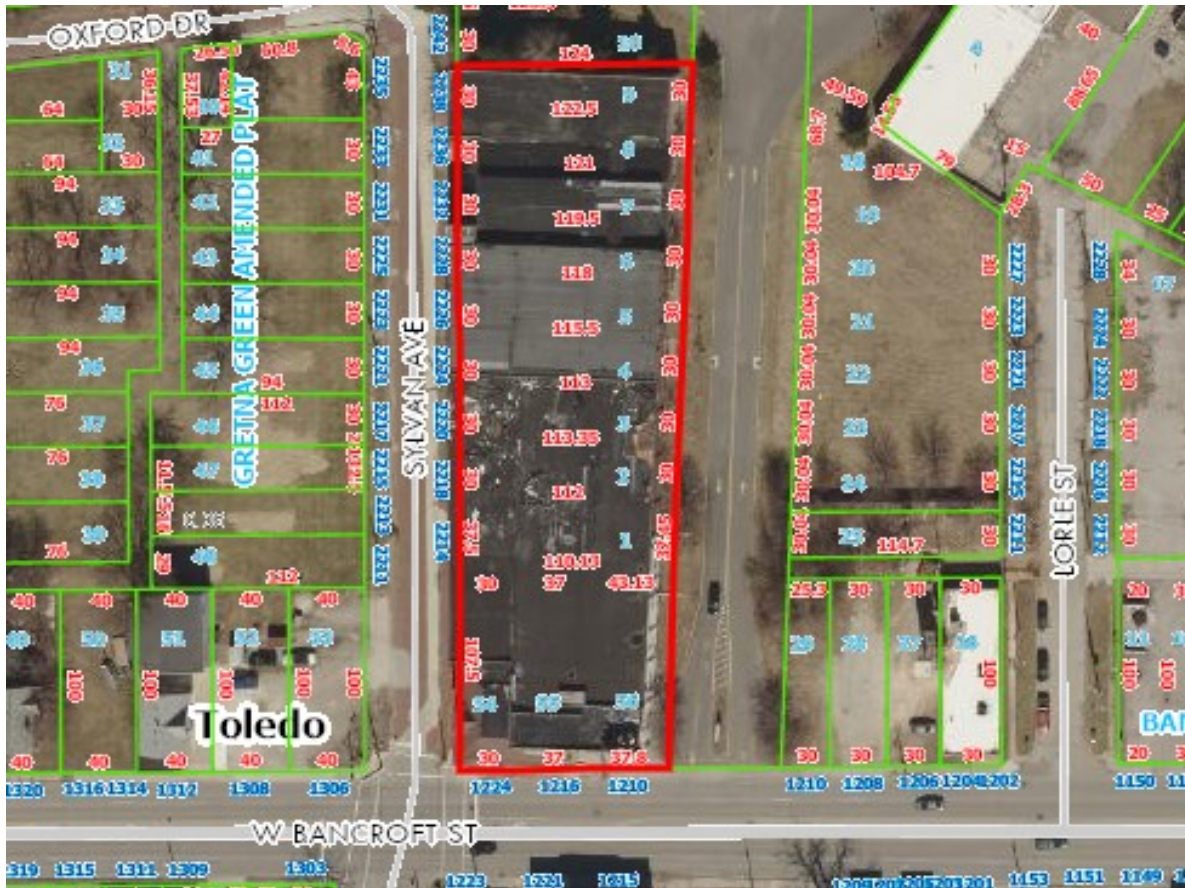
Further, under the Owner's Purchasing Policy, the successful bidder must enter into a **project labor agreement** with the Northwestern Ohio Building and Construction Trades. A bidder should consider these requirements when submitting its bid.

**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





## PROJECT PHOTOS









