



REQUEST FOR BIDS

Interior Selective Demolition Work on a Historic Structure

Posted: December 4, 2025

Due: December 19, 2025

The Lucas County Land Bank (the "Land Bank") 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 responsive and responsible bidder is chosen. Contractors must be qualified to work with the Land Bank, if not already, to bid. Visit <https://lucascountylandbank.org/contractors> to qualify.

PROJECT SITE

401 Main Street, Toledo, Ohio 43605 / Parcel # 17-03234

Buildings: 1

Gross Building Area: 60,000 (includes basement)

Floors: 4

Year Built: 1913

MANDATORY SITE VISIT

The project site will be available for a site visit on **Tuesday, December 9, 2025 at 2:00 pm**. **Bidders are required to attend this mandatory site visit.** Contact Joshua Murnen at jmurnen@co.lucas.oh.us to confirm your attendance.

PROJECT DESCRIPTION & GOALS

The Project Site is a former Masonic Temple located along the Main Street corridor in East Toledo. The Land Bank will conduct interior selective demolition work at the Project Site to better prepare and position the Project Site for redevelopment. This work will involve the safe demolition and removal of non-structural elements at the Project Site. Work will be performed under a Project Labor Agreement and in compliance with local laws, regulations, and safety standards.

QUESTIONS & BIDDING DEADLINE

Bid Deadline: Friday December 19, 2025, at 2:00 pm.

Bidders may submit written questions until **Monday, December 15, 2025 at 2:00 pm**. All questions and answers will be posted on the Land Bank's website. 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.

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 **March 1, 2026**. This is a firm deadline.
3. **Prior Similar Projects.** Verifiable examples of interior demolition projects of similar scale and scope that the bidder has completed in the past five (5) years under a Project Labor Agreement (PLA), and preferably for public entities. Bidders must document at least **three (3)** comparable prior successful 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 building);
 - 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.** Verified attendance at the Mandatory Site Visit described above will demonstrate contractor's 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 Land Bank of deficient performance, include a written explanation of what steps you have taken to remedy such deficiencies.

BID AWARD

The bid will be awarded to the responsive and responsible bidder that provides the lowest bid. The Land Bank may award the work to either the lowest responsive bidder for this project, or the lowest responsive bidder for the multi-building package, at the Land Bank's sole discretion.

The Land Bank may award some or all of this work based on availability of funds, and 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.

Bids will be awarded within 15 business days of the bid deadline unless extended at the sole discretion of the Land Bank.

WORK SPECIFICATIONS

The following specifications make up the scope of work for this project:

- **EPA Notification.** Provide timely notice to Ohio EPA before demolition work begins as required by OAC 3745-20.
- **Precautions to Prevent Property Damage.** Take steps to protect the project site prior to commencement of work. This includes taking measures to protect from damage all areas not scheduled for demolition. All utilities to be safely disconnected or capped as required before demolition begins. Dust control measures are to be employed throughout demolition.
- **Temporary Fencing; Precautions to Prevent Injury.** Install temporary security fencing along the perimeter of the project site from the start until the completion of the interior demolition work as necessary to protect the sidewalk, the street, and the general public during the Work. Remove this fencing upon completion of the work in coordination with the Land Bank.

Provide all necessary protections and take all necessary precautions, including any necessary street and sidewalk closures and safety measures that may be required to protect workers and bystanders from injury and to protect nearby property from damage during the entirety of the demolition process.

- **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.
- **Restroom Facilities.** Contractors will be responsible for the coordination and cost of temporary restrooms and sanitation stations as necessary.
- **Power and Lighting.** Contractor will be responsible for providing lighting and power during the course of the work.
- **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.
- **Interior Selective Demolition.** All work to comply with applicable local codes, standards, and safety regulations. Any salvageable materials are to be identified and protected or stored consistent with Land Bank's instruction. Work includes the following interior demolition work:

General

- All work to comply with applicable local codes, OSHA standards, and safety regulations.
- Proper protection of all areas not scheduled for demolition.
- All utilities to be safely disconnected or capped as required before demolition begins.
- Includes removal of all non-structural interior elements which includes, but is not limited to, all non-load -bearing partitions, interior finishes, ceilings, floor coverings, casework, fixtures, and MEP components.

- All debris to be removed from site and disposed of in accordance with local regulations.
- Dust control measures to be employed throughout demolition.
- Salvageable materials, if any, to be identified and protected or stored pursuant to Land Bank's instructions. This includes elements of historic value.

Basement

- Remove existing boilers and all related mechanical components (piping, pumps, controls, flue, etc.).
- Remove all existing bathroom fixtures, partitions, and associated plumbing.
- Framing and structural elements to remain intact and undisturbed.
- Remove all VCT tile.
- Remove all loose and demolition-related debris, leaving space broom-clean.

Second Floor

- Remove all kitchen cabinetry, appliances, plumbing fixtures, light fixtures and associated components.
- Remove all bathroom fixtures, partitions, plumbing, and related infrastructure.
- Demolish and remove remnants of drop ceilings, lighting and associated suspension system.
- Protect all remaining elements not noted for demolition.

Third Floor

- Remove all bathroom fixtures, partitions, and related plumbing.
- Demolish elevated seating platform and associated framing.
- Remove stage components in their entirety, including any rigging, framing, or built-in lighting.
- Demolish shaft wall construction associated with these areas, including hollow block and framing.
- Demolish and remove ductwork and associated equipment.
- Demolish and remove remnants of drop ceilings, light fixtures and associated suspension system.
- Remove all debris from demolished elements.

Fourth Floor

- Remove all carpet and carpet pad throughout the floor.
 - Remove all loose debris and demolition waste materials.
 - Remove radiators and light fixtures.
 - Demolish and remove remnants of drop ceilings and associated suspension system.
 - Leave space broom-clean and ready for next phase of construction or evaluation.
- **Waste Disposal and Management.** Provide appropriate containers for debris collection and schedule regular pickups to maintain site cleanliness. All debris removed from site to be disposed of in accordance with local regulations. Note that there will not be an operating elevator onsite. Removal of debris and waste from the elevated portion of the project site shall be done using other means
 - **Maintenance of Project Site.** Keep the project site and surrounding area clean and free from excess debris daily during and after demolition work. Secure the Project Site daily upon completion of the workday.

NOT IN THE WORK SPECIFICATIONS

Land Bank or the property owner has completed or will complete the following pre-demolition work before the start of interior demolition work:

- Asbestos and hazardous waste abatement.
- Electrical lines remaining in walls and ceilings to be removed have been terminated.
- Gas and water service are shut off to the building.
- First Floor is to be protected and excluded from demolition work.

BID FORM

Bids must be cost-itemized by floor using the following template:

<u>Bid Item</u>	<u>Amount Bid</u>
1. Mobilization (permitting, fencing, restrooms, lighting and power, protections for 1 st Floor)	\$
2. Interior Selective Demolition - Basement	\$
3. Interior Selective Demolition – Second Floor	\$
4. Interior Selective Demolition – Third Floor	\$
5. Interior Selective Demolition – Fourth Floor	\$
Total 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 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.

PROJECT SITE MAP



PROJECT PHOTOS







