

Request for Proposals

For Demolition and Clearance Services

For Logan County Land Reutilization Corporation (LCLRC)

Proposal Deadline: November 1, 2022, 11:00 am

Instruction to Bidders

The Logan County Land Reutilization Corporation is now accepting sealed bids for residential and/or commercial demolition until November 1, 2022, 11:00 am local time. The Logan County Land Reutilization Corporation requests interested parties submit their cost for demolition per property (see page 2). The RFP can be found on the Logan County Land Bank website under "Documents".

The proposals must be made on the forms provided in the Bid packet or a copy thereof and shall contain the full name and address of the bidder. All bids shall be sealed and plainly marked "LCLRC Demolition Sealed Bid #1". They can be mailed, or hand delivered to the office. The sealed envelope should be addressed as:

Attn: LCLRC Demolition Sealed Bid #1
Logan County
117 E. Columbus Ave
Bellefontaine OH 43311

Inquiries regarding bid documents must be submitted by email to heathermartin@lucplanning.com no later than October 27, 2022.

The bidder, by submission of a bid, agrees to commence work on the day the award notice is given and to fully complete the project within a timeframe to be agreed upon.

The bid opening will be on November 1, 2022, at 11:00 am at 117 E Columbus Ave., Bellefontaine OH 43311.

This project is funded with Building Demolition and Site Revitalization Program funds. Therefore, this project is a prevailing wage contract in accordance with state prevailing wage. Additionally, contractor compliance with the Equal Employment Opportunity laws, and State Labor Standards.

The LCLRC reserves the right to disqualify any bidder that does not meet the specifications and requirements set out in this packet. This packet includes the following sections: Instructions to bidders, bid tabulation document, detailed technical specifications, required contractor documents, asbestos reports, contract, and Attachments.

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Properties for Demolition – City of Bellefontaine

| Parcel | Address | City | Status | Voluntary Demo For | Scope of Work |
|--------------------------------------|---------------------|---------------|---------------|-----------------------|--|
| 17-091-07-16-018-000 | 521 Jay Avenue | Bellefontaine | Owner Agrees | X | Demolition of vacant residential structure; grade and seed lot |
| 17-091-07-16-001-000 | 525 Jay Avenue | Bellefontaine | Owner Agrees | X | Demolition of vacant residential structure; grade and seed lot |
| 17-091-11-01-006-000 | 824 Garfield Ave | Bellefontaine | Owner Agrees | X | Demolition of vacant residential structure; grade and seed lot |
| 11-091-10-03-014-000 | 121 St. Paris St | Bellefontaine | Owner Agrees | X | Demolition of vacant residential structure; grade and seed lot |
| 11-091-14-01-002-000 | 317 S Springhill St | Bellefontaine | Owner Agrees | X | Demolition of vacant residential structure; grade and seed lot |
| 17-091-12-18-019-000 | 216 E Sandusky Ave | Bellefontaine | Owner Agrees | X | Demolition of vacant residential structure; grade and seed lot |
| 17-091-11-03-003-000 | 402 Clagg St | Bellefontaine | Owner Agrees | X | Demolition of vacant residential structure; grade and seed lot |
| 17-106-08-15-005-000 | 1441 S Main St | Bellefontaine | Owner Agrees | X | Demolition of both vacant residential structures; grade and seed lot |
| 17-091-11-13-014-000 | 608 W Columbus Ave | Bellefontaine | Owner Agrees | X | Demolition of vacant residential structure; grade and seed lot |
| 17-091-11-13-013-000 | 612 W Columbus Ave | Bellefontaine | Owner Agrees | X | Demolition of vacant residential structure; grade and seed lot |
| 17-091-16-12-001-000 | 333 S Main St | Bellefontaine | Owner Request | X | Demolition of vacant commercial structure; grade and seed lot |
| Alternate Properties | | | | | |
| 17-091-11-03-023-000 | 325 Lawrence St | Bellefontaine | Owner Agrees | Yes | Structure demo'd; site graded & seeded |
| 17-091-11-08-011-000 | 404 W Sandusky Ave | Bellefontaine | Owner Agrees | Yes | Structure demo'd; site graded & seeded |
| 17-091-11-08-009-000 | 412 W Sandusky | Bellefontaine | Owner Agrees | Yes | Structure demo'd; site graded & seeded |
| 17-091-07-10-011-000 | 625 Albert St | Bellefontaine | Owner Agrees | Yes | Structure demo'd; site graded & seeded |

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Required Documentation

The following documentation is required at time of bid opening to be considered for Demolition Contract with the Logan County Land Reutilization Corporation.

| | |
|--|--|
| | W-9 Tax Form |
| | Workers Compensation Documentation |
| | Liability Insurance as outlined in the attached draft contract |
| | Drug-free Workplace Policy |
| | EEO Statement (provided) |
| | Conflict of Interest Disclosure (provided) |
| | Bidder's Real Property Tax Statement (provided) |
| | Examples of similar work the contractor has completed |

For any subcontracted work the same contractor qualification forms will need to be filled as filed for the demolition company.

The Logan County Land Reutilization Corporation will also require certain documentation throughout the course of the project such as but not limited to:

| | |
|--|--|
| | Before, During and After photographs |
| | Photos of Concrete Removed |
| | Demolition Permit |
| | RAPCA Notification |
| | Other EPA Required Documentation |
| | Chain of Custody documentation for environmental hazards transported |
| | Invoice per property with itemized costs per structure |
| | Lien Release |

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Detailed Technical Specifications

1.0 Work Required

- 1.1 The Contractor shall completely remove and lawfully dispose of all structures and all rubble and demolition debris of every description from the premises thereto. All above-grade utility connections, steps, walks, on-grade slabs, driveways, retaining walls and other masonry material and fencing shall be removed and cisterns filled unless otherwise directed by Logan County Land Reutilization Corporation (LCLRC), to facilitate accessibility for mowing and maintenance. Note: Also see the Notice to Proceed.
- 1.2 Demolition work required by the contract, which may have been omitted on Purchase Orders or on Notice to Proceed, such as steps, walks, slabs, driveways, retaining walls and all other such masonry material and fencing shall be removed and cisterns filled when so directed by the field inspector.
- 1.3 A demolition permit must be secured by the Contractor from the appropriate Building Department. A pre- and post-demolition inspection is required.
- 1.4 Contractor shall furnish LCLRC with samples of the fill material, if required. This material shall be thoroughly compacted into each basement hole or other cavity where fill is required.
- 1.5 The contractor shall exercise caution during demolition for the retaining of all trees within the area of the work unless directed otherwise. The Contractor at no additional cost to the LCLRC shall remove all trees damaged by the Contractor.
- 1.6 If conditions exist whereby excessive fugitive dust occurs, LCLRC shall require water spraying or other acceptable methods to control such dust. See "Fugitive Dust" in these Technical Specifications.
- 1.7 The Contractor shall give all notices required by and comply with all applicable laws, ordinances, and codes. All disconnections and demolitions shall comply with all applicable ordinances and codes, including all written waivers.
- 1.8 Should the Contractor fail to observe the foregoing provisions and does demolition work at variance with any applicable ordinances or code including any written waivers, the Contractor shall correct the methods of doing such work without cost to the LCLRC.
- 1.9 The Contractor shall, at their own expense, secure and pay to the appropriate department fees or charges for all permits for wrecking, water, barricades of all types, pavement cuts, and repaving of streets and sidewalks and all other building, electrical, plumbing, gas and sewer permits, as may be required. The Contractor shall not be responsible for any fees associated with EPA, RAPCA, or ODOH notifications regarding friable asbestos.
- 1.10 The Contractor shall comply with all applicable laws and ordinances governing the disposal of all materials, debris, and rubbish and shall commit no trespass on any public or private property in any operation due to or connected with the demolition work performed under the Contract.
- 1.11 Indicate the anticipated disposal site and method of disposal of demolition residue in your price quotation.

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2.0 Utilities and Other Property

- 2.1 The Contractor shall assume all responsibility for damage attributable to them to any property improvements such as utility lines, surface improvements, or like items. If disconnection of underground utility services is required to be made, the Contractor shall comply with all location regulations respecting the barricading of streets and the removal and restoration of pavement.
- 2.2 All wells are to be capped and property vacated according to local, state, and federal regulations.

3.0 Removal of Debris, Asbestos, Cleaning, etc.

- 3.1 The Contractor will have all litter, furniture, appliances, loose carpeting, clothing, garbage, brush, and other such items removed from within the structures and grounds prior to demolition. The Contractor will be responsible for the removal and lawful disposal of all debris resulting from demolition activities as well as any items deposited on the site by others after the demolition activities have started. The Contractor shall always keep the premises and public rights-of-way reasonably clear. Proper removal and disposal of accumulations placed upon the property prior to the final grade and seeding approval by the LCLRC shall be the responsibility of the demolition contractor.
- 3.2 All transite shall be removed from structures prior to demolition. The Contractor shall be responsible for the removal and disposal of any EPA regulated asbestos containing materials found at the site(s). this work may be sub-contracted.
- 3.3 If the Contractor discovers any regulated substances during demolition, which require special licensing or certification by law for handling, the Contractor shall cease operations and immediately notify Logan County Land Reutilization Corporation.
- 3.4 Upon completion of work, the Contractor shall remove all equipment, materials, salvage, trash, and debris of all kinds from the demolition site.
- 3.5 The Contractor shall immediately remove any items, debris or dirt that become deposited on public sidewalks or rights-of-way because of demolition activity.

4.0 Greening of Areas Where Buildings Have Been Removed

- 4.1 All demolished building footprints shall be seeded and covered with straw. All areas outside of structure footprints where the vegetative growth has been injuriously disturbed or destroyed by the Contractor shall be restored and seeded in accordance with LCLRC instructions and at no additional cost to the LCLRC.
- 4.2 All structure footprints shall have a minimum of four inches (4") of suitable soil to bring the completed grade consistent with the surrounding topography. If the topsoil becomes compacted, rutted, or has any other flaws which might impede mowing, then the entire area will be prepared by raking or other acceptable means to be a suitable bed for sowing of grass seed. An inspection and approval of the topsoil and final grade must be conducted prior to the application of seed and straw. Placement of unacceptable topsoil must be corrected to the satisfaction of the LCLRC and at no additional expense to the LCLRC.

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- 4.3 Suitable topsoil shall not have rock or stone greater than three inches (3") in any dimension and shall be a minimum of 80% soil. Unacceptable topsoil shall be removed at no additional cost to the LCLRC and replaced with acceptable topsoil that conforms to this section.
- 4.4 Fescue grass seed shall be applied at the recommended rate. The Contractor shall guarantee the germination and growth of the seed for 60 days. At their own expense, the Contractor will re-seed and straw any portion of a lot where the grass seed does not germinate and grow.
- 4.5 Under certain circumstances, the LCLRC may instruct the Contractor to refrain from seeding of a particular property for the purposes of heavier greening to be accomplished by another contractor external to this Contract.

5.0 Removal and Salvage of Buildings

- 5.1 No right, title, property, or interest of any kind whatsoever in or to the land or premises upon which such structures stand is created, assigned, conveyed, granted, or transferred to the Contractor except only the license and right of entry to remove such structures, or accumulations, in strict accordance with these specifications and Purchase Order.
- 5.2 In the event of any doubt respecting the ownership of any property, the Contractor shall request from the LCLRC a written statement respecting its ownership.
- 5.3 All salvage remaining on-site at the issuance of a Notice to Proceed becomes the property of the Contractor but storage of such materials on the demolition area is not permitted.
- 5.4 Unless otherwise specified, no structures shall be removed from the premises as a whole or in a substantially whole condition. All structures shall be demolished on the premises.
- 5.5 For any mobile home, or trailer, that is scheduled to be demolished, the contractor should ensure it is not on wheels prior to demolition. Mobile homes, or trailers, do not qualify for demolition if on wheels.

6.0 Care of the Work

- 6.1 The Contractor shall be responsible for all damages to persons or property that occur in connection with the prosecution of the Work and shall be responsible for the proper care and protection of all Work performed until completion and final acceptance.
- 6.2 In an emergency affecting the safety of life or property, on or adjoining the site the Contractor shall act, either at his own discretion or as instructed by the LCLRC, to prevent such threatened loss or injury. The LCLRC will determine the appropriateness on the amount of any compensation claimed by the Contractor on account of such Emergency Work.
- 6.3 The Contractor shall avoid damaging public sidewalks, street, curbs, pavements, utilities, structures, or any other property (except that which is to be replaced or removed) either on or adjacent to the site. He shall repair any damage, at his own expense and in a manner satisfactory to the LCLRC.
- 6.4 The Contractor shall shore, brace, underpin, secure, and protect as may be necessary all foundations and other parts of structures to remain on the job site or which are adjacent to or in the vicinity of the site and which may be in any way affected by the excavations or other operation. The Contractor shall indemnify and save harmless the LCLRC from liability for any injury or damage to said structures and their premise or to persons due to his

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operations. He shall issue all required notices to property owners or other parties or in the vicinity of the site.

- 6.5 Except as may be otherwise provided herein, the method of wrecking, i.e., by hand or by power equipment, is not restricted. However, in all cases safe and workmanlike methods must be employed to protect life and property and in no case shall any floor be wrecked until all walls are removed down to such floor.
- 6.6 No pulling of the walls will be permitted except with the approval of an Administrator of the LCLRC or his designee. The Contractor shall notify an Administrator of the LCLRC or his designee, in writing, twenty-four (24) hours in advance of his intention of pulling walls, in order that the request of the Contractor can be evaluated.

7.0 Correction of Work

- 7.1 The selected Contractor agrees to correct all defects in the Work performed arising out of the use of defective materials or improper workmanship, which may become apparent during a period of six (6) months after final inspection of each parcel. All Work shall be done to the satisfaction of Logan County Land Reutilization Corporation.

8.0 Basis for Payment

- 8.1 Calculations of square foot area for cubic foot demolition prices are to be determined from dimensions obtained from the official records of the Logan County Auditor's office. When records are not available, a Logan County Land Reutilization Corporation Administrator shall determine all dimensions.
- 8.2 The price quotation obtained from this Request for Quote shall form the basis for determining the amount of the payments to the Contractor.
- 8.3 Compacted backfill, required by the County, means the contractor shall completely remove all foundation walls and basement slabs to allow for drainage. The excavation shall be backfilled with suitable granular or cohesive soils that do not contain vegetation, organic soils, or debris (i.e., pit run or bank run) as determined by a Logan County Land Reutilization Corporation Administrator; and shall be compacted in 8-to-12-inch lifts to 90% maximum density as determined by ASTM D 1557 modified proctor test. Payment is determined by square footage of the basement or excavation times 10.
- 8.4 Complete removal of foundation walls, when required by the County, means the contractor shall remove all foundation walls and completely remove basement slabs. The excavation shall be backfilled with suitable granular and cohesive soils but not require compaction.

9.0 Final Inspection

- 9.1 The Contractor shall notify Logan County Land Reutilization Corporation as well as the appropriate building department when the Work is ready for final inspection and schedule an inspection. Inspection shall be made as soon thereafter as is practical during regular business hours. When the LCLRC determines that the work has been completed as represented and in compliance with the price quotation requirements, the Contractor shall prepare an invoice for payment and submit said invoice to the LCLRC.

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10.0 Payment

- 10.1 Upon completion and acceptance of the Work by the LCLRC, the Contractor will submit an itemized invoice for payment, Release of Liens, and the appropriate Chain of Custody and RAPCA notification forms (if applicable). The total amount due the Contractor shall be paid to the Contractor within thirty (30) days of submission of this paperwork to the LCLRC.
- 10.2 No payment shall be made for any unauthorized work.
- 10.3 No payment made under the Contract shall act as a waiver of the right of the LCLRC to require the fulfillment of all the terms of the price quotation.
- 10.4 In situations where satisfactory completion of the final grade and/or applying of seed and straw is not possible due to inclement weather conditions or other excusable delays (see Section 22.0 below) the LCLRC will retain a portion of the demolition costs equal to ten percent (10%) will be paid upon submission of Exhibit C-2 and all related documentation.
- 10.5 Failure on the part of the Contractor to complete all required work in a reasonable time frame may result in the LCLRC withholding payment and having the subject work completed by others. The cost of such work is the responsibility off the Contractor and will be deducted from any amount due the Contractor. If the expense incurred by the LCLRC for the completion of the specified work exceeds the amount due to the Contractor, the Contractor is responsible for the difference.

11.0 Deductions for Uncorrected Work

- 11.1 If the LCLRC deems it not expedient to require the Contractor to correct work not done in accordance with the LCLRC's Purchase Order, an equitable deduction from the Purchase Order amount will be made by agreement between the Contractor and the LCLRC. It shall be the LCLRC's sole decision as to whether it will allow the Contractor to make such work correction.

12.0 Use of Weighted Ball

- 12.1 The use of a weighted ball (commonly referred to as a "pearhead" or "headache ball") may be used in this demolition work. At no time can the ball be used over the sidewalk or street areas.

13.0 Fugitive Dust

- 13.1 The contractor shall be required to comply with the following Air Pollution regulations which apply to renovation and/or demolition activities: Rule OAC-3745-17-08(B)(1) of the Ohio Administrative Code as promulgated by the Ohio Environmental Protection Agency (EPA).

14.0 Use of Premises

- 14.1 The Contractor shall confine his equipment, materials, and operations to the limits prescribed by permits or as may be directed by the LCLRC and shall not unreasonably encumber the premises with his salvaged material.
- 14.2 The Contractor shall comply with all instructions of the LCLRC including ordinances and codes regarding signs, traffic, fires, explosives, danger signals, barricades, and fire protection.

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15.0 Safety Requirements and Accident Prevention

- 15.1 The Contractor shall always exercise proper precaution for the protection of person (including employees) and property and shall be responsible for all damages to persons or property, either on or off the site, which occurs in connection with the prosecution of the Work. The safety provisions of all applicable laws, Village, City and County ordinances and Building and Construction Code Regulations shall be observed, and the Contractor shall take or cause to be taken such additional safety and health measures as the LCLRC may determine to be reasonably necessary.
- 15.2 The Contractor shall comply with all laws, rules, and regulations related to safety, hazard communications, and accident prevention. They shall coordinate and obtain required permission from local, state, and/or federal official that may be applicable to the Work.
- 15.3 In the event of failure or refusal of the Contractor to immediately comply with all safety protection provisions set forth or referred to herein, and/or instructions and directives of the LCLRC in relations to the manner, method or sequence of work performance, work under the Purchase Order shall be ordered stopped by the LCLRC and shall not proceed until full compliance has been assured.
- 15.4 The Contractor shall indemnify and safe harmless the LCLRC from any claims for damages resulting from personal injury and/or death suffered or alleged to have been suffered by any person because of any Work conducted under this Contract.

16.0 Responsibilities of Contractor

- 16.1 Except as otherwise stated, the Contractor shall provide and pay for all materials, labor, tools, equipment, water, light, heat, power, transportation, superintendence, temporary construction of every nature, charges, levies, fees, or other expenses incurred and all other services and facilities of every nature whatsoever necessary for his performance of the Contract within the specified time.
- 16.2 The contractor shall adequately protect the work, adjacent property, and the public, and shall be responsible for any damages and injuries.

17.0 Excusable Delays

- 17.1 The right of the Contractor to proceed shall not be terminated for any delays in the completion of the work due:
- 17.1.1 To any acts of the LCLRC.
 - 17.1.2 To causes not reasonably foreseeable by the parties to this Contract which are beyond the control and without the fault or negligence of the Contractor, including, but not restricted to, acts of nature or of a public enemy, acts of another Contractor in the performance of some other contract with the LCLRC, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, and weather of unusual severity such as hurricanes, tornadoes, cyclones, and other extreme weather conditions.
 - 17.1.3 To any delay of a Subcontractor occasioned by any of the causes specified in subparagraphs (a) and (b) of this section.

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17.2 Provided, however, that when required the Contractor shall notify the LCLRC in writing within five (5) working days of the cause of the delay. The LCLRC shall then ascertain the facts concerning the cause of the delay and the extent to which completion of the project has been delayed. If the facts show the delay to be property excusable under the terms of the Contract, the LCLRC shall extend the Contract time by a period commensurate with the period of excusable delay.

18.0 Subcontracting

18.1 It is intended that most of the services will be performed under the Contractor's supervision using his own forces and equipment.

18.2 The Contractor may utilize Subcontractors for the performance of any Work under the Contract. The Contractor shall not award any work to a Subcontractor without prior written approval of the LCLRC.

18.3 The Contractor shall be a fully responsible to the LCLRC for the acts and omissions of his Subcontractors and of persons either directly or indirectly employed by such Subcontractor, as he is for the acts and omissions of persons directly reemployed by him.

18.4 The Contractor shall cause appropriate provisions to be inserted in all subcontracts relative to the Work to bind Subcontractors to the Contractor by the terms of the General Conditions and other Contract Documents insofar as applicable to the work of subcontractors and to give the contractor the same power as regards terminating any subcontract that the LCLRC may exercise over the contractor under provision of the contract.

18.5 Nothing contained in the Contract shall create any contractual relation between any Subcontractor and the LCLRC.

18.6 Subletting or assigning the whole or any portion of the Contract shall not release the Contractor, the instrument of assignment shall contain a clause substantially to the effect that it is agreed that the right of the assignee in and to any monies due or to become due to the contractor shall be subject to prior liens of all persons, firms, and corporation for services contractor shall be subject to prior liens of all persons, firms, and corporation for services rendered or materials supplied for the performance of the work called for in this contract.

18.7 A release of liens will be required of all subcontractors before payment will be allowed for the work completed under this contract.

19.0 Sunday and Night Work

19.1 No work will be permitted at night or on Sundays except to save property or life or in case of emergency or special conditions as authorized or directed by a Logan County Land Reutilization Corporation Administrator or Director. Any work necessary to be performed at night, on Sundays, or on legal holidays shall be performed without additional expense to the LCLRC unless otherwise specifically provided for in the contract documents.

20.0 Procedure for Plugging Sewer Laterals

20.1 Sewer laterals shall be exposed as close as possible to the public right of way or sanitary sewer easement on the owner's property.

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- 20.2 Existing lateral locations may be found by contacting the village, city, or county.
- 20.3 The lateral shall be cut with a pipe cutter or saw. The end shall then be plugged using a flexible pipe couple with PVC plug.
- 20.4 When the lateral has been plugged, it shall not be covered until inspected by the city, village, or county.
- 20.5 A 2x4 piece of lumber shall be placed at the end of the plug for locating purposes.
- 20.6 The other cut end of the pipe shall then be plugged with concrete. The contractor at his expense shall repair any obstruction in the mainline sewer caused by the installation of the cap or plug.
- 20.7 In the case where two or more buildings are connected to the same lateral line, the lateral line shall be capped just upstream of any other lateral connections.

End of Technical Specifications and Supplemental Conditions

Signature of Authorized Agent for Contractor

Date

Land Bank Use Only

Proposal: Accepted Rejected

Signature of Authorized Agent for the Land Bank:

Date