



REQUEST FOR BIDS

Commercial Building Demolition Work

Posted: September 17, 2026

Bid Deadline: September 28, 2026

PROJECT SITE

6041 Hill Avenue, Toledo, Ohio 43615
Parcel Number: 20-06307

Buildings: 1

Description: Former school building and grounds

Year Built: 1930

Gross Building Area: 25,050 sq. ft.

Aggregate Lot Size: 6.79 acres

Floors: 3

Foundation: Full Basement

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

Notes: Work is conditioned on Owner securing a Building Demolition and Site Revitalization Grant award through the Ohio Department of Development for the Project Site.

NO FORMAL SITE VISIT

The Owner will not schedule a formal site visit for this project. However, bidders must inspect and familiarize themselves with the Project Site before submitting a bid, consistent with the Bid Requirements set forth below.

PROJECT DESCRIPTION & GOALS

The goal for this project is to demolish this vacant former school to position this property for future redevelopment. To accomplish this goal, the structure, foundation, concrete and pavement, fencing, and any other improvements on the property will be demolished, debris will be removed to the work specifications, and the site will be graded and seeded, leaving a clean and level lot that can be easily maintained for future use.

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.** Work should be completed no later than March 1, 2027. Work is conditioned on Owner securing a Building Demolition and Site Revitalization Grant award through the Ohio Department of Development for the Project Site, and the work may be held pending Owner securing this funding.
3. **Prior Similar Projects.** Verifiable examples of projects of similar scale and scope that the bidder has completed successfully in the past five (5) years. Bidders must document at least two (2) 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 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 inspect and be familiar with the project site before submitting their bids. Bidders must provide a statement verifying that they have inspected and are familiar with the Project Site. Bidders shall assume all patent and latent risks in connection with the circumstances and conditions of the project site.
5. **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.
6. **Prevailing Wage Compliance and Project Labor Agreement Required.** Under the Owner's Purchasing Policy, the successful bidder must enter into a project labor agreement with the Northwestern Ohio Building and Construction Trades Council. A bidder should consider these requirements when submitting its bid. The successful bidder must also 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.
7. **Non-Discrimination.** 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.
8. **Conflict of Interest.** Each bidder certifies upon the submission of their bid that neither the company nor personnel of the company have 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.
9. **Purchasing Policy.** Bidders must be fully compliant with Owner's Purchasing Policy, which is publicly available on Owner's website.

QUESTIONS & BIDDING DEADLINE

Bidders may submit written questions until **Tuesday, September 22, 2026 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: Monday, September 28, 2026 at 2:00 pm.

Bids must be submitted electronically in an organized, written format by the deadline to:

lucascountylandbank@co.lucas.oh.us, copied to jmurnen@co.lucas.oh.us & hkick@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. Work is conditioned on Owner securing a Building Demolition and Site Revitalization Grant award through the Ohio Department of Development for the Project Site, and the successful bidder and Owner will not enter into an agreement for this work unless and until Owner secures this funding.

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.
- **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.
- **Building Demolition.** Fully demolish the entire structure on the project site, including all ancillary structures, and all site improvements. Remove all demolition debris from the site 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.
- **Full Foundation Removal.** Fully remove the building's foundation in its entirety, including the basement floor and footers, leaving no building debris within the cavity. 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.

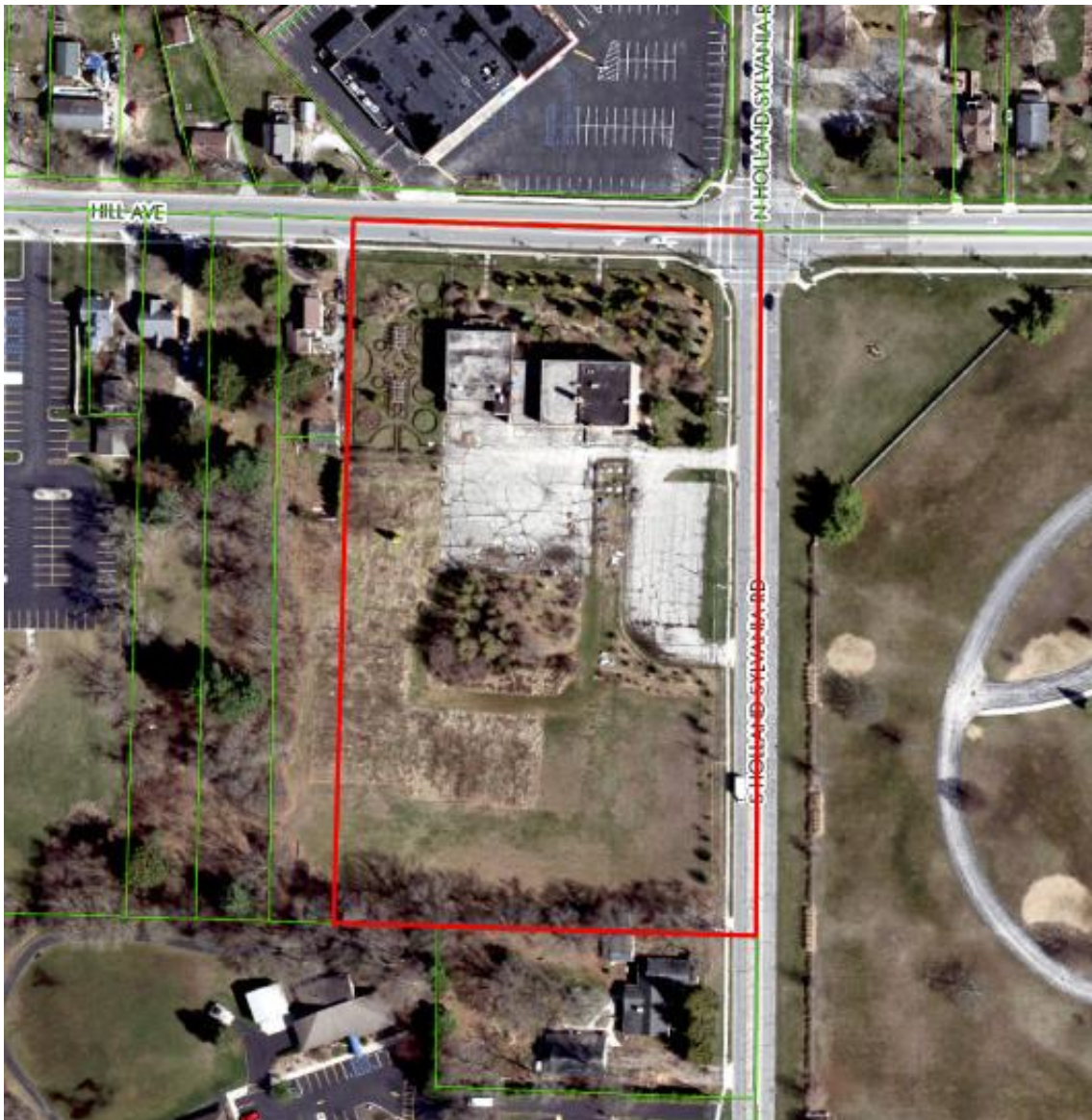
- **Concrete and Pavement Removal.** Excavate and remove all paved surfaces, including but not limited to asphalt and concrete pavements, as well as private walkways. All removed concrete and pavement debris to be hauled to an appropriate landfill for disposal. Contractor to make available verified original receipts from a licensed landfill evidencing that the debris has been disposed of properly when requested.
- **Curb Aprons.** Remove the curb aprons bordering the project site. Grading at removed aprons to be brought up to match existing tree lawn. Sidewalks at aprons to remain where feasible. Do not replace curbs or sidewalks following the removal of curb aprons.
- **Fencing, Trees, and Vegetation.** Remove all existing fencing from the Project Site except for chain link fencing bordering neighboring parcels to the south and west. Remove all existing trees, landscape mounds, and vegetation from the Project Site, ensuring site can be mowed and maintained with ease, leaving a compact graded and seeded site where grass will grow. Note that perimeter trees are to remain, and overgrowth along the south and west lot lines to remain. Tree stumps are to be grinded or removed.
- **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. This project must be performed as a "wet" demolition.
- **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 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 abatement.
- Removal and disposal of any contaminated soil.
- Electric and natural gas terminations.

PROJECT SITE MAP



PROJECT PHOTOS





