



REQUEST FOR BIDS

Commercial Building Demolition Work – Remnant Foundations and Pavements with RACM Debris

Posted: August 24, 2026

Bid Deadline: September 8, 2026

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

2147 Smead Avenue, Toledo, Ohio 43606
Parcel Numbers: 13-15724, 13-15754, 13-15764

Buildings: Large remnant foundation and several ancillary structures

Gross Building Area: Remnant foundation is ~10,000 sq. ft.

Site Attributes: Partially wooded. Remnant pavements, driveways, and smaller remnant foundations are present throughout the Project Site. Debris piles and abandoned vehicles are present throughout the Project Site.

Aggregate Lot Size: 2.76 acres

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

MANDATORY SITE VISIT REQUIRED

A mandatory site visit will be held on **Monday, August 31st at 9:00 am**. Verified attendance at the site visit is required from firms to submit a bid for this project.

PROJECT DESCRIPTION & GOALS

The goal for this project is to demolish the remnant improvements on this vacant property to better position this property for future redevelopment. To accomplish this goal, the remnant foundation, concrete and pavement, and any other improvements on the property will be demolished, debris, vehicles, and fencing 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 must be completed no later than November 15, 2026.
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.
 - Whether each prior project involved removal of regulated asbestos-containing materials (RACM) supervised by a certified environmental professional.
4. **Familiarity with Project Site.** Verified attendance at the mandatory site visit is required to submit a bid and will demonstrate familiarity 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 **Wednesday, September 2, 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: Tuesday, September 8, 2026, 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.

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.
- **Permitting.** Secure all necessary permits relating to the demolition and hauling of the structure, pavements, and RACM debris 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.
- **Demolition and Foundation Removal.** Fully demolish all remnant site improvements and foundations on the project site. Remove foundations to 18" below grade, leaving no debris within the cavity, and allow for proper drainage of the project site. Remove any steel columns, including the former sign tower, and tracks along with all debris from the project site. Remove all demolition 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 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, unless being recycled on-site. Contractor to make available verified original receipts from a licensed landfill evidencing that the debris has been disposed of properly when requested.

- **Curb Apron and Sidewalk Removal.** Remove curb aprons and sidewalks bordering the project site along Smead Avenue. Grading at removed aprons to be brought up to match existing tree lawn. Do not replace curbs or sidewalks following the removal of curb aprons.
- **Vehicle Removal.** Remove all vehicles from the Project Site, including boats, trailers, cars, trucks, and any other vehicles present.
- **Remove Trees and Vegetation Necessary for Demolition.** Remove existing trees and vegetation from the Project Site that are in the path of equipment or will interfere with the demolition of any foundations, pavements, or driveways at the project site, leaving a compact graded and seeded site where grass will grow. Tree stumps are to be grinded or removed.
- **Remove Fencing.** Remove, haul, and dispose of all existing perimeter fencing from the Project Site. Removal trees and vegetation as necessary to remove fencing.
- **RACM Debris Removal.** Remove and dispose of central debris pile noted on the Project Site Map as RACM waste under the supervision of Owner's environmental consultant.
- **General Debris Removal.** Remove and dispose of all other (non-RACM) debris from the Project Site.
- **Tire Removal.** Remove and dispose of all tires at the Project Site.
- **Site Restoration.** Restore the project site at least 18" of 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.

- **On-Site Concrete Recycling.** On-site concrete recycling that will create cost-efficient fill for the project is encouraged if feasible. Note that crushed concrete will require a cap of at least 18" of clean fill dirt to allow grass, trees, and vegetation to grow at the Project Site.
- **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.
- **Underground Storage Tanks (Alternate item).** The Phase I ESA for the Property identifies two potential underground storage tanks (USTs) on the Property (see the Project Site Map). If, during the course of demolition work, contractor identifies any underground storage tanks or suspected contamination, contractor must immediately notify owner and cease work in that area. Owner and contractor may then, upon mutual agreement, negotiate and enter into a change order for the removal of the USTs under the supervision of Owner's environmental consultant.

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; electric and natural gas terminations.

PROJECT SITE MAP



PROJECT PHOTOS







