LUCAS COUNTY
Land Bank

REQUEST FOR BIDS

Building Demolition Work

Bid Posted: Monday, November 2, 2026

Question Deadline: Monday, November 9, 2026. Bidders may submit written questions until the question deadline. All questions and answers will be posted on the Lucas County Land Bank's website.

Bid Deadline: Friday, November 13, 2026 at 2:00 pm

Form of Bid Submission: Bids must be submitted electronically by the bid deadline in an organized written format. Bids must be submitted to the following email addresses: lucascountylandbank@co.lucas.oh.us; jmurnen@co.lucas.oh.us; hkick@co.lucas.oh.us

Project Site: 1101 N. Detroit Avenue, Toledo, Ohio 43607 / Parcels 02-28121 & 02-27824

Buildings: 1

Year Built: 1915

Gross Building Area: 8,000 sq. ft.

Aggregate Lot Size: 0.9 acres

Floors: 2 ½

Foundation: Full basement

PROJECT SITE MAP



PROJECT PHOTOS


THROUGH
VEHICLES
OVER
6000 LBS
PROHIBITED







BID REQUIREMENTS

To be considered **responsive** under this Request for Bids, Bidders 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. **Timeline for Work Completion.** Work must be completed no later than March 1, 2027.
3. **Prior Work Experience.** Bidders who have not successfully completed comparable demolition projects with Owner in the past two (2) years must provide verifiable examples of projects of similar scale and scope alongside their bid. Bidders must document at least two (2) prior, comparable, successful projects completed in the past five (5) 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 and land area of the site).
    - Name of the owner of each prior project at the time of the work.
    - Verification that the prior project was performed under a Project Labor Agreement (PLA).

    Note: Bidders who have successfully completed demolition projects of comparable scale and scope to this Project with Owner in the past two (2) years are presumed to have relevant prior work experience for this Project and are not required to submit examples of prior comparable projects.
4. **Site Visit; Familiarity with Project Site.** Owner will not schedule a formal site visit for this project. 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 must provide a statement explaining 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.** Bidders must be in good standing with Owner and be compliant with Owner's Purchasing Policy, which is publicly available on owner's website. Bidders who have previously received notice of deficient performance from Owner must include a written explanation of steps taken to remedy such deficiencies.
6. **Demolition Project Labor Agreement Required.** The successful bidder must enter into a project labor agreement with the Northwestern Ohio Building and Construction Trades Council. Bidders should consider these requirements when submitting a bid.

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.

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 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.

- **Removal of Vehicles**. Arrange a private towing for any abandoned vehicles on the Project Site.

- **Building Demolition.** Fully demolish the entire structure on the project site, including all outbuildings, ancillary structures, and 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.

- **Foundation Removal (18" below grade).** Remove the building's slab foundation to at least 18" below grade, leaving no building debris within the cavity, and crush the basement floor to 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.

- **Concrete and Pavement Removal.** Excavate and remove all paved surfaces, including but not limited to asphalt and concrete pavements, as well as private walkways. Note that removal of foot path in the tree lawn is to be accounted for. 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. Remove all existing trees and vegetation from the Project Site that is in the path of equipment or will restrict the ability to mow the site in future with ease, leaving a compact graded and seeded site where grass will grow. 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.

- **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.

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.
- Electric and natural gas terminations.