



REQUEST FOR BIDS

Residential Demolition Work

Posted: September 8, 2026

Bid Deadline: September 17, 2026

This Request is part of a multiple buildings package, and a bidder must submit a bid for all buildings to be considered responsive.

PROJECT SITE

**505 Darrow Avenue, Toledo, Ohio 43607
Parcel Number: 05-50801**

Buildings: 1

Year Built: 1929

Gross Building Area: 1,398 s.f.

Aggregate Lot Size: 0.21 acres

Floors: 2

Foundation: Full Basement

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

NO FORMAL SITE VISIT

The Owner will not schedule a formal site visit for this project. However, bidders are strongly encouraged to familiarize themselves with the Project Site before submitting a bid.

PROJECT DESCRIPTION & GOALS

The goal for this project is to demolish this fire damaged residential structure to enhance the surrounding neighborhood and to position this property for future redevelopment. To accomplish this goal, the structure, pavements, 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 must be completed no later than November 30, 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.
4. **Familiarity with Project 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 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.** 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 **Monday, September 14, 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: Thursday, September 17, 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 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 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 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 apron bordering the project site along Darrow Avenue. 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.
- Removal and disposal of all underground storage tanks (USTs).
- Removal and disposal of any contaminated soil.
- Electric and natural gas terminations.

PROJECT SITE MAP



PROJECT PHOTOS



