

Erie County Land Reutilization Corporation

Request for Bids

Erie County Land Reutilization Corporation is ready to solicit bids for DEMOLITION of unsafe structures, to-wit: **Old Union School Building, 993 State Street, Vermilion, Ohio.**

Sealed proposals for the above Project will be received by the Erie County Land Reutilization Corporation at 247 Columbus Ave., Suite 115, Sandusky, Ohio, or email eschirg@eriecounty.oh.gov until 4:30pm, July 28th, 2023, to furnish all labor, material, tools and transportation for the following described project to be completed no later than December 22nd, 2023.

**There will be a MANDATORY Contractor Pre-Bid walk through
July 24th, 2023 at 1:00 – 3:00 PM
&
July 25th, 2023 at 10:00 AM – 12:00 PM
at Old Union School Building, 993 State Street, Vermilion, Ohio.**

BID PACKAGE AVAILABLE ONLINE AT
<https://www.eriecounty.oh.gov/ErieCountyLandReutilizationCorporation.aspx>

For questions contact:

Erie County Land Reutilization Corporation
247 Columbus Ave., Suite 1150
Sandusky, Ohio 44870
Phone: 419-627-7704
Email: eschirg@eriecounty.oh.gov

Basis of Payment:

The Bid Proposal for the items listed in the scope of work shall be presented in an itemized manner to be paid as a lump sum cost.

Work may not commence until the Land Bank accepts the quote and issues a Notice to Commence.

Award of Bid:

Bid will be awarded to the organization contingent upon the approval of the Board of Directors authorizing the demolition of the property located at 993 State St, Vermilion, Ohio 44089.

Bidder understands that demolition of property CANNOT begin until the date listed on the Notice to Proceed and all applicable terms and conditions listed have been met.

Obligation of Bidder:

At the time of the opening bids, each bidder will be presumed to have inspected the site and to have read and be thoroughly familiar with the Scope of Work and contract documents (including any and all reports) The failure or omission of any bidder to examine any form, instrument or document shall in no way relieve any bidder from obligation in respect of his/her bid.

Electric and Water Supply:

Contractor will coordinate all inspections with ECLRC and local government representatives including but not limited to electric supply, water/sewer disconnects, foundation removal and final grade.

Post Demo Site Condition:

It is the mission of the Erie County Land Bank that the demolition site is left in a condition that improves the visual appearance and value of the property and surrounding neighborhoods. Site must be free from debris. Site grade must match existing grade unless otherwise instructed.

Permits and Coordination:

It is the contractor's responsibility to obtain any permits required with the City of Vermilion. The contractor and any subcontractors must be registered with the city, municipality or township where the demolition is to take place.

It is the responsibility of the contractor to supply insurance.

Additional Obligations upon Contract Award:

Upon award of the Contract, but prior to its execution, the contractor shall submit all of the following documents, completed as required (see the Notice of Award / Notice to Proceed):

- a. Acceptance of Notice of Award / Notice to Proceed
- b. Contract Documents
- c. **A Performance Bond in the amount of One Hundred Percent (100%) of the Project Contract Price.**
- d. The contractor shall notify the Ohio Environmental Protection Agency by filling out the Notification of Demolition and Renovation and SUPPLY THE ERIE COUNTY LAND REUTILIZATION CORPORATION WITH A COPY of said form.
- e. Completed Affidavit Regarding Demolition Specifications
- f. Copy of SIGNED approved EPA Notification

Obligations upon Completion:

Upon completion of the Contract, but prior to payment, the contractor shall submit all of the following documents:

- a. Complete invoice with separate line items for Asbestos removal, demolition of structures, and grading/seeding & basic site restoration.

- b. OEPA Notification of Demolition & Renovation Form.
- c. Waste Manifests-signed.

Contractor Forms & Obligations:

- a. Submit a W-9 to the Erie County Land Reutilization Corporation, Non Collusion Affidavit, Drug Free Workplace Notification, Certification of Bidder Regarding Equal Employment Opportunity, Proof of Workers Compensation, copy of required insurance, all forms must be dated within the year the work is being completed. If required forms are not on file, Contractor must submit forms with bid package.
- b. Ohio's prevailing wage laws apply to all projects over \$75,000. Prevailing wages must be paid in full without any deduction for food, lodging, transportation, use of tools, etc. Overtime must be paid at time and one-half the employee's base hourly rate. Fringe benefits are paid at straight time rate for all hours including overtime. *For more detailed information please refer to Ohio Revised Code Chapter 4115.*
- c. **ETHICS**: Bidder, by its signature on this document, certifies: (1) it has reviewed and understands the Ohio ethics and conflict of interest laws including, without limitation, **ORC Sections 102.01 et seq., 2921.01, 2921.42, 2921.421, 2921.43, and 3517.13(I) and (J)**, and (2) will take no action inconsistent with those laws, as any of them may be amended or supplemented from time to time. Bidder understands that failure to comply with the ethics and conflict of interest laws is in itself grounds for termination of this Agreement and the grant of funds made pursuant to this Agreement and may result in the loss of other contracts or grants with the State of Ohio.

Please see attached for further information regarding The Department of Development Grant.

**SCOPE OF WORK FOR ERIE COUNTY LAND REUTILIZATION
993 STATE ST, VERMILION, OHIO 44089**

SCOPE OF WORK – DEMOLITION

The contractor shall warrant and agree, by execution of the contract, that any hazardous materials removed from the site have been performed in a manner that complies with the City of Vermilion, EPA/ODH requirements.

Under this item shall include all labor, tools, equipment, and incidentals necessary for the removal and satisfactory disposal of all buildings, fences, structures and other obstructions which are not designed or permitted to remain. This work shall also include backfilling the resulting trenches, holes, pits, any necessary traffic control, and securing the property. Trash and debris shall be removed from the subject property, and the property shall be neat and clean at the completion of the project.

Scope of Work – Pest Control: The quote shall include the employing of a certified, licensed exterminator to treat building and to control rodents and vermin before and during demolition operations. Verification will need to be provided to the Erie County Land Reutilization before demolition can commence.

Scope of Work – Foundation & Floors:

The quote shall include all labor, tools, equipment and incidentals necessary for the removal and satisfactory disposal of the foundation. Remove foundation walls to a minimum of 18” below grade.

Scope of Work – Debris Removal:

The quote shall include all labor, tools, equipment, and incidentals necessary for the removal and satisfactory disposal of all unwanted equipment, instruments, molds, debris, and various other forms of refuse.

Scope of Work – Asphalt Removal:

The quote shall include all labor, tools, equipment and incidentals necessary for the removal and satisfactory disposal of all asphalt paving and any underlying stone bed.

Scope of Work – Trees and Shrubs: The quote shall include all labor, tools, equipment and incidentals necessary for the removal of any trees, shrubs, and vegetation noted at the walkthrough. This will include any roots to a depth of 6” below the bottom of the grade.

Hazardous Material & Asbestos:

The site has been thoroughly tested for environmental hazards, including asbestos. Removal of asbestos containing insulation, pipe insulation and TSI board has been performed. Documentation of testing and remediation is available upon request.

BACKFILLING:

- Topsoil material shall be approved prior to placement in fill areas.
- Seeding, fertilizing and mulching of area shall be in accordance with item 659 of the most recent edition of the State of Ohio, Department of Transportation specifications. Per item 659.12, all seeding shall be performed between March 15 and October 15. Regardless of when the seeding and mulching occurs, a ten percent (10%) retainage shall be held for the project until the Contractor has completed all contract work and it has been determined by the City that the grading is acceptable, no sinking has occurred and grass is growing.

GRADING:

- Fill/Backfill shall attain the original (or otherwise specified) grades.
- Shall not be completed as to cause any increase of water velocity or damming of surface water as to create a water issue at adjacent or neighboring sites.

RESTORATION:

- Reseed or plant anew any grass plot or plots disturbed once an inspection has been completed, you may begin to seed the property.
- Seeding, fertilizing and mulching of area shall be in accordance with item 659 of the most recent edition of the State of Ohio, Department of Transportation specifications. Per item 659.12, all seeding shall be performed between March 15 and October 15. Therefore, all seeding shall be performed after March 15th, 2023, and before October 15th, 2023. Regardless of when the seeding and mulching occurs, a ten percent (10%) retainage shall be held for the project until the Contractor has completed all contract work and it has been determined by the City that the grading is acceptable, no sinking has occurred and grass is growing.

Repairing Gutters, Curbs, Crosswalks, and Sidewalks:

The contractor shall replace in kind, or repair without delay, any damage caused by the contractor, including, but not limited to, gutters, curbs, crosswalks, and sidewalks. The cost to complete the repair or replacement shall be the sole expense of the contractor.

Traffic Control:

The contractor is responsible for traffic control according to the Ohio Manual of Uniform Traffic Control Devices (OMUTCD) if the roadway or traffic is obstructed. Notice shall be given to the

City of Sandusky prior to any traffic restraints or road closures, so that proper notification may be served to the public, at minimum 48 hours advance notice.

Additional Information for Interested Contractors:

The contractor is responsible for the disposal of all debris including but not limited to excess soil, rock, or any other type of materials. The contractor shall not fill any wetlands, low lands, flood plains, or drainage ways with said debris without obtaining proper approvals, permits, licenses, etc. from local, state, or federal agencies. The contractor is responsible for having all utilities disconnected.

Asbestos Cost:

The Erie County Land Bank has completed asbestos survey and abatement has been completed. There will be no cost to the contractor for asbestos removal.

Request to Retain Pieces of Building:

The Vermilion Chamber Foundation would like to retain pieces of the building for future use to commemorate the property at a later date. The contractor will work with the Foundation in retaining those pieces of the building for future use.

UTILITY OWNERSHIP

The following utilities and owners are located within the work limits of this project.

Sanitary Sewer, Storm sewer And Water:	City of Vermilion 5511 Liberty Ave Vermilion, Ohio 44089 (440) 204-2400 Admin (440) 204-2424 Public Services
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Telephone:	Ameritech 121 N. Huron, Room 207 Toledo, Ohio 43624 (419) 245-5437
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Electric:	Ohio Edison 1-800-633-4766
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Natural Gas:	Columbia Gas of Ohio, Inc. 166 Milan Avenue Norwalk, Ohio 44857-1146 (419) 744-5024
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The Contractor is responsible for ensuring that all utilities have been disconnected prior to commencing work