



Department of Planning and Development

Talon Flohr
Tflohr@ci.sandusky.oh.us

222 Meigs St.
Sandusky, OH 44870
Phone: 419.627.5984
Fax: 419.627.5933
www.ci.sandusky.oh.us

December 4, 2017

RE: Demolition – 1321 Cleveland Road, City of Sandusky, Ohio

To whom it may concern:

The City of Sandusky, Department of Community Development is requesting bids for the asbestos abatement and demolition of the following property:

1. 1321 Cleveland Road, Parcel #57-03688.000

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 Sandusky, EPA and ODH requirements.

The Contractor is responsible for disposal of all construction 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. The City will issue a Notice to Commence letter for the Asbestos Abatement and Demolition.

A MANDATORY pre-bid walkthrough will occur on Thursday, December 7, 2017 at 10:00 am. After the pre-bid walkthrough an addendum will be issued if necessary.

Questions must be written and be directed to Talon Flohr, Neighborhood Outreach Coordinator, at tflohr@ci.sandusky.oh.us . A response will be sent to all by e-mail.

Sealed bids will be received by the City of Sandusky Planning Department at 222 Meigs Street, Sandusky, Ohio 44870, until Friday, December 15, 2017 at 11:00 am and will be opened and read publicly immediately thereafter in the Second Floor Conference Room of City Hall.

The City of Sandusky does not discriminate on the basis of race, color, religion, ethnicity, disability or familial status. The City of Sandusky is an Equal Opportunity Employer.

Sincerely,

Talon Flohr
Neighborhood Outreach Coordinator
City of Sandusky, Ohio

City of Sandusky
Bid Form
Demolition

Contractor Name: _____

Due: Friday, December 15, 2017 at 11:00 AM

1. 1321 Cleveland Road (with cover structure remaining) – _____

2. 1321 Cleveland Road (with cover structure removed) – _____

Total Bid: _____ (with cover structure remaining)

_____ (with cover structure removed)

***Bids must be submitted in a sealed envelope marked
“Demolition Bid, Attention Talon Flohr”**

**SPECIFICATIONS FOR DEMOLITION
FOR THE STRUCTURES LOCATED AT:**

1321 Cleveland Road, Sandusky, OH 44870

SCOPE OF WORK – ASBESTOS ABATEMENT

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 Sandusky, EPA and ODH requirements.

- Work shall not begin until the City issues a Notice to Commence.
- Asbestos Abatement and notification shall be in full compliance with Federal, State and Local laws.
- It is the responsibility of the Contractor to issue all EPA and ODH notices prior to beginning work and to provide the city with a copy.
- The asbestos surveys delineate the entire scope of work for each site.
- All materials removed from the site must be disposed of at an EPA approved Waste Shipment Site and proper paperwork provided to the City.
- All openings of the structure shall be boarded at the end of each work day and contents of the structure and other non-asbestos containing debris shall either be disposed properly or shall remain in the structure.
- The Contractor shall submit a visual clearance report from an Asbestos Certified Professional as well as the Waste Manifest prior to any payment being made by the City.

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 Sandusky, EPA and 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 of 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.

PERMITS:

All necessary permits for this work shall be procured by the registered contractor from the City of Sandusky. The permits required are: Sewer Permits and Demolition Permits, to be paid by the Contractor.

SEWER LINES:

The contractor will be responsible for plugging the existing sewer lines for each structure at the sidewalk and/or property line. No demolition work shall be performed on any property until the sewer line has been properly located. The capping of the sewer must be inspected by City inspectors.

BUILDINGS:

Buildings and their appendages are not the property of the contractor until they have been severed and removed from the real estate and the contractor has no right to rent, sell, or otherwise transfer title to such buildings prior to such severance and removal.

MATERIALS & UTILITIES:

All materials except that belonging to the public or private utility company shall become the property of the contractor. The contractor shall verify that all utilities have been disconnected in compliance with requirements of the City of Sandusky and the appropriate utility companies.

FOUNDATIONS:

Basement, pit, well and cistern walls as well as foundations and floors shall be fully excavated and removed from the site – including any or all tanks, appliances, wood or metal partitions, wood floors and concrete slabs existing in the basement.

Basement, pit, well and cistern walls along with foundations and slabs ARE NOT to be broken and utilized as fill.

All drains that are not removed shall be sealed with masonry, precast clay, or concrete stoppers.

Once the basement, pit, well and cistern walls as well as foundations and floors are fully excavated and removed from the site, contact the Planning Department for inspection. Once an inspection has been completed, you may begin to backfill the property.

BACKFILLING:

As soon as removal work has been completed and approved by the City Engineer, or designee, filling shall be performed using clean compacted fill. The top twelve (12) inches of fill shall be clean soil and the final three (3) inches of area shall be acceptable topsoil. There shall be no roots of trees protruding from the finished grade. Once the property has been backfilled and graded, prior to seeding, contact the Planning Department for a second inspection of the property. 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, any demolition performed after October 15, will be seeded by the Contractor after the following March 15th. In these cases, the Contractor will receive a partial payment for work completed less a retained percentage of ten percent (10%) for the seeding and mulching to be performed at a later date. 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

All gutters, curb, crosswalks and sidewalks removed by the Contractor without written order from the Engineer except as shown on the plans or any gutters, curbs, crosswalks and sidewalks damaged by the Contractor shall be replaced in kind or repaired without delay as soon as work immediately adjacent is completed, and at the sole expense of the Contractor.

All driveway approaches will be removed and curb and gutter will be installed on streets where curb and gutters exist unless otherwise specified at the walk through and confirmed by addendum.

TREES & SHRUBS:

Trees and shrubs will be removed unless otherwise confirmed by addendum. (*Trees that are to be maintained will be marked with a red X*) This will include any roots to a depth of 6" below the bottom of the sidewalk.

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.

BASIS OF PAYMENT:

Payment for this item of work shall be at the unit price in the Bid Proposal for each structure listed, a lump sum cost.

1321 Cleveland Road, Sandusky, OH 44870

INFORMATION FOR BIDDERS

The Contractor is responsible for disposal of all construction 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. **The City will issue a Notice to Commence letter for the Asbestos Abatement and Demolition.**

A MANDATORY pre-bid walkthrough will occur on Thursday, December 7, 2017 at 10:00 am beginning at 1321 Cleveland Road. Contractors must attend the walkthrough for the property. After the pre-bid walkthrough an addendum will be issued if necessary on address specific information.

Questions must be written and be directed to Talon Flohr, Neighborhood Outreach Coordinator at tflohr@ci.sandusky.oh.us. A response will be sent to all by e-mail. Questions will not be accepted after 5:00 pm, Friday, December 8th, 2017.

Sealed bids will be received by the City of Sandusky, Department of Public Works and shall be addressed to the Director of Public Works at 222 Meigs Street, Sandusky, Ohio 44870, **until Friday, December 15, 2017 at 11:00 AM** and will be opened and read publicly immediately thereafter in the Second Floor Conference Room of City Hall.

UTILITY OWNERSHIP

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

Sanitary Sewer,
Storm sewer
And Water:

City of Sandusky
222 Meigs Street
Sandusky, Ohio 44870
(419) 627-5829 Engineering
(419) 627-5805 Water
(419) 627-5907 Sewer

Electric:

Ohio Edison
1-800-633-4766

Natural Gas:

Columbia Gas of Ohio, Inc.
166 Milan Avenue
Norwalk, Ohio 44857-1146
(419) 744-5024