

## **Harrison County Commissioners Deconstruction/Demolition Bid**

**Bid Proposal Data:**

BID #: .....01-2025

Issue Date: May 5, 2025

Property Address: 304 North Buffalo Street  
Cadiz, Ohio 43907Purpose: ..... For furnishing material, equipment, and labor necessary in the demolition  
of the Former Dunbar School in Cadiz, Ohio.

---

**Bid Proposal Due Date:**

Day/Date: .....May 28, 2025

Mail Address: Harrison County Commissioners  
100 West Market Street  
Cadiz, Ohio 43907

Time: .....10:00 a.m.

---

**Bid Proposal Contents:**

- Technical Specifications
- Bid Proposal Form
- Non-Collusion Affidavit
- Equal Employment Opportunity Statement

The terms and conditions outlined in the invitation to bid become part of the formal contract following award, unless otherwise specified. Each bid must be submitted in strict accordance with requirements of these instructions.

**CONDITIONS OF BIDDING:**

1. Sealed proposals will be received at the Harrison County Commissioners, 100 West Market Street, Cadiz, Ohio 43907 until 10:00 a.m., May 28, 2025. Late bids will not be accepted.
2. The following must be written on the exterior of the envelope: "ATTENTION: BID DOCUMENTS – Demolition of the Former Dunbar School in Cadiz, Ohio".
3. Faxed copies of bids will not be accepted.
4. Award of the bid shall be made to the best responsive and responsible bidder meeting the specification set forth herein. The Harrison County Commissioners reserves the right to reject any and all bids, in whole or in part, to award any item, group of items, or total bid, and to waive informality or technical defects, if it is deemed to be in the best interest of the Harrison County Commissioners.

## TECHNICAL SPECIFICATIONS

### Schedule of Drawings

No drawings available. Contractors are required to review the site.

### Location

300 North Buffalo Street, Cadiz, Ohio 43907

### Scope

The work involves all the labor, materials, tools, and equipment necessary for and incidental to the demolition and removal of all buildings and any rubble and debris from the parcels designated in locations above. The work shall also include backfilling as described in these specifications. The contractor shall be responsible for disconnecting all utilities in compliance with local requirements, including acquiring the local municipality sign off sheet from utility companies and providing to the Harrison County Commissioners prior to demolition.

### Demolition and Removal, General Requirements

- 1) The structure located at 300 North Buffalo Street is significantly damaged due to dilapidation. As such, the structure will need to be treated as Regulated Asbestos Containing Material (RACM). The majority of demolition debris from the structure will need to be handled and disposed of as RACM. In general, site activities will need to include demarcation of the work area, watering of demolition debris prior to demolition, during demolition, and depositing into appropriately lined waste containers so that there will be no visible emissions during demolition activities. Materials will then be hauled and disposed of as RACM to a landfill that accepts friable asbestos. The Harrison County Commissioners will be provided with the scope of work, names/qualifications of sub-contractors, and costs for approval prior to the contractor implementing the abatement activities. The Harrison County Commissioners reserves the right to require the contractor to secure additional estimates to complete the abatement activities. Pre-demolition asbestos surveys have been completed and are available upon request. It is the responsibility of the selected contractor to ensure the demolition and associated handling of RACM is done in accordance with all applicable local, state and federal regulations. **The bidder is required to provide the name and qualifications of the Asbestos abatement contractor as well as a RACM handling work plan, as an attachment to the bid.**
- 2) Demolition work shall include the demolition and removal of building(s) and structure(s), including accessory buildings and structures and pavement and walkways outside of the local municipality right-of-way (and all trash and debris in or around the structures). Foundations, walls, steps, and floors shall be removed to below the grade level and backfilled to the grade level of the surrounding area. In the event a foundation wall contributes to the support of neighboring structures or public streets, and/or adjacent parking, it shall be retained. In case of doubt on the part of the contractor, he shall immediately notify the Harrison County Commissioners with the respect to the removal of the wall in question.

- 3) The demolition having been completed as specified in paragraph(s) 1 and 2 above, any basement or pit shall be cleaned of wood, trash, and other combustible and objectionable material in preparation for backfilling.
- 4) Basement and other excavations shall be filled with clean fill dirt. Backfilling material shall **not** include metal, brush, trees, wood, or any combustible material. **No masonry material shall be brought in for use on any parcel(s) in this Contract.** The backfill shall be placed in 18" lifts and compacted by heavy equipment available to the satisfaction of the Harrison County Commissioners. The contractor shall provide suitable topsoil and shall seed the property with an approved grass mix after final grading. All trucks loading or unloading materials shall do so on job site property only.
- 5) The grade of the parcel after the structure is demolished, removed and backfilled shall be determined in the field by the Harrison County Commissioners and shall be of a uniform slope so that the site will drain properly.
- 6) In the event that storage tanks, walls, cisterns, or subsurface structures are uncovered in the demolition operation, the contractor will contact the Harrison County Commissioners immediately.
- 7) Contractor shall remove water and disconnect water and sanitary sewer service to the right-of-way and install the proper terminus per local municipality Standards including a local municipality Clean-out on the sanitary lateral.
- 8) All trees more than 10' from buildings shall remain. The contractor shall exercise care in the demolition and site clearance operation so that these trees are not injured.
- 9) Prior to the starting of the demolition work, the contractor will be responsible for having the **utilities, including electric, telephone, cable, gas, and water service for each building disconnected in strict accordance with the requirements of the local municipality and the utility company involved. The contractor shall properly seal all sanitary sewers laterals, and downspouts, etc. with concrete. Contractor required to acquire local municipality sign off sheet and obtain all necessary signatures.** The contractor shall make his own arrangements for utility services for his own use and pay for same. The contractor shall be responsible for the protection of all utilities, which are to remain in use.
- 10) The contractor shall be responsible for adhering to Ohio EPA's storm water rules and regulation, for acquiring all necessary permits, and completing all required reports.
- 11) The contractor shall utilize a **State-approved disposal site for all rubble and debris and submit to the Harrison County Commissioners for approval the routing of all trucks from the various sites to the place of disposal, if requested. Receipts from the approved facilities must accompany the Contractor's Request for Payment.** All trucks used for hauling must use tailgates and will be required to use the hauling route approved by the Harrison County Commissioners, if required. Any material dropped from the trucks must be

picked up. It shall be the responsibility of the contractor to clean daily the haul route of all the materials dropped from the haul trucks. The contractor will be required to maintain streets and clean daily from them any dirt and debris falling from trucks or from tires. If streets are not kept clean daily by the contractor, the local municipality will clean same and deduct the cost from funds due the contractor.

- 12) **Extreme caution shall be used in demolition and removal to prevent damage to adjoining properties not included in this Contract.** The contractor shall be responsible for any damages to adjacent buildings or property caused by demolition and removal, including, but not limited to, any damage to any streets, sidewalks, utilities or related improvements. Any damage occurring to said improvements and caused by the contractor shall be repaired and/or replaced to their original condition or better by the contractor at his sole cost and expense to the satisfaction of the Harrison County Commissioners.
- 13) Bidder shall secure a bid bond in the amount of 100 % of the bid. In lieu of a bid bond, the County will also accept a certified check, or a bank cashier's check, or an irrevocable letter of credit in the amount of 10% of bid, as a guaranty that if the bid is accepted, a contract will be entered into with the bidder. The guaranty is subject to the conditions provided in the instructions to bidders. The successful bidder will be required to furnish a satisfactory Performance Bond in the amount of 100% of the bid.

Protection of Items not to be Moved: The contractor shall protect all sidewalks, curbs, pavements, and other public or private facilities that may be damaged or endangered by work required under the specifications and shall restore and make good sidewalk, curb, pavement, and any other public or private facilities that may be damaged or destroyed, to the satisfaction of the local municipality.

Occupancy of Public Way: If and whenever the work under this Contract shall require the digging up, use or occupancy of any public way, area, alley, sidewalk, or other public place, the contractor shall furnish, erect, and maintain such barriers and lights as will prevent the occurrence of any damage caused in connection with such digging up, use, and occupancy and shall assume liability for all damages which may result there from. The contractor will be required to obtain all necessary permits.

Dust Control: The contractor shall have an active fire hose of sufficient length to cover the section of building(s) that are to be demolished. The hose shall be run as needed. This shall be done as long as any demolition work is being done. The intent of hosing with water is to prevent dust and check possible fire hazards. This dust control method shall be solely the contractor's responsibility to implement. Failure to carry out this portion of the Contract will be grounds for the Harrison County Commissioners to stop work. Under no conditions will the work be permitted to continue or start until the Harrison County Commissioners is satisfied as the method of dust control of the contractor.

Safety Requirements:

- 1) The contractor shall comply with all Federal, State, and local laws, ordinances, and regulations.

- 2) The contractor shall use all proper precautions to protect persons from injury. Proper guards as specified shall be placed in the vicinity of the work and a sufficient number of red warning lights shall be placed to protect the public from damage and injury. The contractor shall be held responsible for all damage and injuries.
- 3) The contractor shall adequately protect the work, adjacent property, and the public, and shall be responsible for any damage and injuries.
- 4) The contractor shall be entirely responsible for all apparatus, equipment as appurtenances as furnished by him in connection with this work until date of final acceptance; special care shall be taken to protect all parts thereof in such a manner as may be necessary or as directed.
- 5) Precautions shall be executed at all times for the protection of persons (including employees) and property. The safety provisions of applicable laws, building and construction codes shall be observed.

Use of Explosives: The use of explosives to perform the work under this contract **is prohibited**.

Use of Acetylene torches: The use of acetylene torches **is prohibited** unless written permission is given to the contractor by the Harrison County Commissioners.

Use of Weighted Ball: The use of weighted ball (commonly referred to as the “Pearhead or Headache Ball”) to perform the work under this Contract **is prohibited** unless written permission is given to the contractor by the Harrison County Commissioners.

Burning Specifications: The burning of **combustible materials will not be permitted** at any time prior, during, or after the demolition operations.

Moving Structures to Other Locations: No structure shall be moved from the premises as a whole, or any substantially whole condition, but all such buildings shall be demolished on the premises.

Permits: The contractor shall secure all required permits associated with the bid specifications, including those from the Ohio Environmental Protection Agency (OEPA), and pay all required permit fees necessary to perform this project. The Contractor may have to submit a Notice of Intent (NOI) form under the Construction General Permit (CGP) to OEPA and develop a Stormwater Pollution Prevention Plan (SWPPP). Lastly, the Contractor must be registered with the County as a contractor.

Hazardous or Combustible Materials: Any and all asbestos or other hazardous materials identified will be abated prior to commencing demolition activities as required. Harrison County Commissioners will be provided with the scope of work, names/qualifications of sub-contractors, and costs prior to the contractor implementing the abatement activities.

Soil Erosion Control: If demolition activities will disturb greater than 1-acre of land, the Contractor must submit a NOI form under the CGP to OEPA and develop a SWPPP. The contractor shall implement the SWPPP and maintain all best management practices to prevent soil erosion and to

keep sediment from entering adjacent properties or creeks and streams.

Removal of Trash and Refuse: The contractor shall be responsible for removing all trash and refuse remaining on the site.

No combustible material shall be permitted to accumulate on site. If, in the opinion of a local municipality Official, there is a fire hazard developing, he or she is empowered to stop all operations until the hazard is promptly removed.

Inspection and Testing of Materials: In the event inspection or testing of materials is required by this Contract, the contractor shall be responsible for and pay for such inspection and testing of materials, as determined by the technical specifications.

#### ADDITIONAL INFORMATION

**Quotations for this work will be accepted until 10:00 a.m., May 28, 2025, at the Harrison County Commissioners, Attn: Dustin Corder. No quotes will be accepted after this time.**

**Demolition Bid Proposal**  
**Bid # 01-2025**  
**Site Address: 300 North Buffalo Street, Cadiz, Ohio 43907**

**Scope of Work**

Contractor shall furnish any and all supervision, labor, materials, tools, and equipment required to perform work as described in the Technical Specifications. To provide estimated costs associated with the asbestos and regulated material survey/abatement activities for each site, use the estimate(s) provided in the attached site spreadsheet as a place holder. The estimated costs were provided for in the ODOT Brownfield Remediation Program application. The estimated costs could increase and/or decrease based on site conditions, the estimates will not be used in the evaluation of the bid proposal.

**Bid Proposal**

I, the undersigned contractor, have inspected the property indicated above and have familiarized myself with all of the requirements of the bid documents and Technical Specifications. I propose to furnish all supervision, labor, materials, tools, and equipment necessary to accomplish all of the work described, in an efficient and workmanlike manner in accordance with the Technical Specifications included.

Following award, we will provide the required Certificate of Insurance from the following insurance company: \_\_\_\_\_

We proposed the following costs for demolition, removal, and satisfactory disposal of the structure(s) at the above identified site in Coshocton County, Ohio, including any disposal costs, equipment costs, any permits, bonds, and insurance.

Asbestos and Regulated Material Abatement Contractor \$ \_\_\_\_\_

Transportation and Disposal of Regulated Material \$ \_\_\_\_\_

Demolition of Structure, Backfilling and Final Grade/Seeding \$ \_\_\_\_\_

For a total price of \$ \_\_\_\_\_

I will begin the work within \_\_\_\_\_ consecutive calendar days from the date of the Contract Award Proceed Order and will complete the work in 120 days from the date of the proceed order, unless otherwise approved by the County.

Name of Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Name and title of agent submitting bid: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

The following documents must be submitted with this Bid Proposal Page:

- ☐ Non-Collusion Affidavit
- ☐ Equal Employment Opportunity Statement
- ☐ Asbestos Abatement Contractor, License, and Certification
- ☐ RACM Handling Work Plan



Property Address: 300 North Buffalo Street, Cadiz, Ohio 43907

## **PRIME CONTRACTOR NON-COLLUSION AFFIDAVIT**

State of \_\_\_\_\_, City of \_\_\_\_\_, being first duly sworn, deposes and says that:

1. Bidder is \_\_\_\_\_ of \_\_\_\_\_ the  

*Name**Business*

Contractor that has submitted the attached Bid;
2. Bidder is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;
3. Such Bid is genuine and is not a collusive or sham bid;
4. Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly with any other bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the Neighborhood Stabilization Program or any person in the proposed Contract.
5. No member or officer of the Grantee Governing Body or LPA or any person in the employ of these administrative bodies is directly or indirectly interested in the Bid, or the work to which it relates, or in any portion of the profits thereof; and
6. The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

Signed \_\_\_\_\_ Title \_\_\_\_\_

Signed and Sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Ohio

My commission expires on: \_\_\_\_\_

**Equal Opportunity Employment  
Assurance of Compliance**

\_\_\_\_\_ (hereinafter called "Bidder") hereby agrees that it will comply with Title VI of the Civil Rights Act of 1964 (P.S. 88-352) to the end that in accordance with Title VI of that Act and the regulation, no person in the United States shall, on the ground of race, color, creed or national origin be excluded from employment by the Bidder and hereby gives assurance that it will immediately take any measure to effectuate this agreement.

This assurance is given in consideration of and for the purpose of complying with the Equal Opportunity Employment section in the contract and to generally qualify the Bidder for award of the contract. The Bidder recognizes and agrees that such contracts or purchase agreement will be extended in reliance on the representations and agreements made in this assurance, and that the Harrison County Commissioners shall reserve the right to seek judicial enforcement of this assurance. This assurance is binding on the Bidder, its successors, transferees, and assignees, and the person or persons whose signature appears below are authorized to sign this assurance on behalf of the Bidder.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Firm

