



Huron County Land Reutilization Corporation

Request for Proposal (RFP) Demolition Contractors

Project/Bid# 002-2025

Huron County Land Reutilization Corporation

PO Box 407

12 Benedict Ave.

Norwalk, Ohio 44857

Phone: 419.663.4232

Date: 10/22/2025

REQUEST FOR PROPOSAL DEMOLITION CONTRACTORS

SUMMARY

This Request for Proposals ("RFP") is being issued by The Huron County Land Reutilization Corporation (HCLRC).

The purpose of this notice is to solicit bids from demolition contractors to provide bids for demolition of property(ies) for the HCLRC.

Companies with demonstrated experience in demolition and with an interest in making their services available to the HCLRC are invited to respond to this RFP. The properties will have been abated prior to demolition, however demolition contractors with EPA training or certification are preferred. "Respondents" means the companies or individuals that submit proposals in response to this RFP.

This project is being funded through the Ohio Department of Development's Brownfield Remediation Program. This grant award is reimbursement based. Invoices may be submitted at 50% and 100% completion with payment to be remitted after reimbursement. All work to be completed no later than 02/02/2026.

Nothing in this RFP shall be construed to create any legal obligation on the part of the HCLRC or any Respondents. The HCLRC reserves the right, in its sole discretion, to amend, suspend, terminate, or reissue this RFP in whole or in part, at any stage. In no event shall the HCLRC be liable to Respondents for any cost or damages incurred in connection with the RFP process, including but not limited to, any and all costs of preparing a response to this RFP or any other costs incurred in reliance on this RFP. No respondent shall be entitled to repayment from the HCLRC for any costs, expenses or fees related to this RFP. All supporting documentation submitted in response to this RFP will become the property of the HCLRC. Respondents may also withdraw their interest in the RFP, in writing, at any point in time as more information becomes known.

PROFESSIONAL SERVICE REQUIREMENTS

Scope of Work

The HCLRC seeks proposals from qualified Respondents to provide demolition services on property located at **130 Shady Lane, Norwalk OH in Huron County Parcel # 33-004N-01-003-022**. This property is commonly referred to as the “old Administrative campus”.

Quality of the Demolition

The demolition will conform to the following specifications:

Please also refer to Contract for additional information.

- Demolishing the buildings on the campus including the two stand alone structures on the north side of the building with the exception of those used by the Dog Warden on the west end of the parcel, and the maintenance building on the south side of the complex septic systems, (if applicable); and all paved surfaces, private walkways, and patios *unless otherwise noted*;
- A separate bid for the maintenance building on the south side of the complex;
- Removing the foundation and/or removing of the basement including the basement floor;
- Hauling of debris from the demolition site to a landfill for disposal and providing verified original receipts (by address) from an approved land fill or dump site evidencing that the debris has been disposed of in a proper manner;
- Retention and restoration (if damaged) of the sidewalk and public right of way, unless otherwise indicated;
- In-filling the foundation/excavated areas with “Clean Fill”, and grading and leveling the site to allow for proper drainage and grass growth on the finished lot. “Clean Fill” means soil that does not contain any of the following:
 - construction or demolition debris,
 - road surfacing debris such as concrete or asphalt,
 - Hazardous Wastes or Solid Wastes as defined in Chapter 3734 of Ohio Revised code,
 - any contaminant in any amount that may adversely impact the waters of the State or public health,
 - large clods, roots, or rocks over six (6) inches in diameter,
 - more than ten (10) percent shale or other rock by volume
 - all embankment needs to be compacted per ODOT 203.07 Compaction requirements;
- Before seeding, scarify the topsoil to a depth of two (2) inches;
- Covering the site with at least four (4) inches of topsoil,

grass, or hydro seeding of the site at a rate of six (6) pounds per 1,000 square feet and providing a cover of straw (when necessary), so grass is growing on the site and the site can be safely mowed and maintained;

- Keeping the property and surrounding area clean and free from excess debris daily during demolition and following completion of demolition;
- Securing all necessary permits relating to the demolition and hauling of a residential structure, the septic system (if applicable) and providing proof of applicable demolition permits; and
- Performing the project in a professional, safe and workmanlike manner, providing all necessary protections, and taking all necessary precautions to protect workers, bystanders, and adjacent property from injury or damage during the entire demolition project.

Proposal needs to include itemized costs for:

- Demolition of building(s);
- Clearance of structures (poles, fences, walls, driveways, walks, etc.);
- Utilities need to be capped off at the right of way;
- Removal of underground storage tanks and utility services: septic tanks should be crushed and filled in, capping the effluent side of system, unless otherwise noted for the address. Will require contractor to contact health department for inspection;
- If present, cisterns will be crushed and filled;
- Clearance of debris and garbage;
- Site restoration (clean fill, grading and seeding);
- Regulatory permits and inspection fees including any and all costs associated with septic unless otherwise noted for the address;
- Potential start date for demolition and anticipated completion date of project.

Additional Requirements

This project will comply with all codes, standards, regulations, and workers' safety rules that are administered by federal agencies (HUD, EPA, OSHA, and DOT), state agencies (State OSHA, DNR, and DCH), and any other local regulations and standards (i.e., building codes) that may apply.

Contract terms and conditions will be negotiated upon selection of the winning bidder for this RFP. All contractual terms and conditions will be subject to review by the HCLRC staff and board and will include scope, budget, schedule, and other necessary items pertaining to the project.

EVALUATION CRITERIA

In evaluating responses to this Request for Proposal, the HCLRC will take into consideration the experience, capacity, and costs that are being proposed by the Respondent.

SUBMITTAL REQUIREMENTS

RFP responses may be submitted via hard copy mailed to Huron County Land Reutilization Corporation, PO Box 407, Norwalk, Ohio 44857; delivered in person to 12 Benedict Avenue, Norwalk; or a scanned e-mail copy sent to JLykins@HuronCountyOhio.com. Each respondent shall submit one (1) original response. The HCLRC reserves the right to seek additional information to clarify responses to this RFP. Each response must include the following:

Main Proposal

Please provide the following information:

1. Capacity to complete the demolition within a short period of time;
2. Pricing proposal as described in Scope of Work;
3. Certification Form Note (included in this RFP);
4. Contribution Disclosure Form (included in this RFP);
5. A copy of any EPA licenses or official documentation of hazardous material training;
6. A list of references including the client's name, contact information, and a description of the demolition work (comparable in size) of work performed;
7. A completed Contractor Form if HCLRC does not already have one on file. (Available at huroncountylandbank.com)

SELECTION PROCESS

The HCLRC staff and HCLRC Board members will review responses to the RFP and make a determination on who will be awarded the project. Any contract resulting from this RFP will not necessarily be awarded to the vendor with the lowest price.

QUESTIONS

Questions regarding this RFP should be submitted in writing via email to the HCLRC at JLykins@HuronCountyOhio.com. All questions to be submitted no later than 11/11/2025.

SUBMITTAL DUE DATE

Responses to this RFP must be received **by 4:00 PM on November 12, 2025** via hard copy mailed to Huron County Land Reutilization Corporation, PO Box 407, Norwalk, Ohio 44857; delivered in person to 12 Benedict Avenue, Norwalk or a scanned e-mail copy sent to JLykins@HuronCountyOhio.com.