

112 East Mansfield Street  
Suite 207  
Bucyrus, Ohio 44820

  
**Crawford County  
Land Reutilization  
Corporation**

Ph: 419-562-7861  
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[www.crawfordcountylandbank.com](http://www.crawfordcountylandbank.com)

**Board Members: Gary Cole, Jennifer Kuns, Doug Weisenauer, Jeff Reser, Jenny Vermillion  
Barb McCullough – Manager, Cory Estes – Project Director**

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**6 October 2017**

**REQUEST FOR PROPOSAL (RFP)  
Asbestos Abatement (Bid Package 2017-AR08)**

The Crawford County Land Reutilization Corporation (County Land Bank or CCLRC) is soliciting proposals from qualified Asbestos Abatement Contractors to perform necessary remediation of asbestos discovered in several residential properties in Crawford County. This abatement would be in preparation for the demolition of properties using funding provided by the OHFA NIP grant program.

**Bid Documents – Asbestos Abatement 2017-AR08**

**BID DEADLINE: 20 October 2017**

## **NOTICE TO CONTRACTORS**

Bids for the “**Asbestos Abatement 2017-AR08**” project will be received by the Crawford County Land Reutilization Corporation (Land Bank or CCLRC) at 112 E Mansfield St, Suite 207 until **4:00 pm, 20 October 2017**. The bids will be reviewed by the CCLRC Board at their next regularly scheduled meeting at 3:00 pm on 25 October 2017. The bid results will be published on the Land Bank web site on or after 27 October 2017.

### **1. SCOPE OF THIS WORK:**

- a) Remove all asbestos containing material as identified on the attached asbestos report(s). A listing is attached.
- b) Submit documentation pertaining to the proper reporting, handling, transporting and disposal of asbestos containing material.
- c) Upon completion of the work provide the following:
  - i) An invoice for each property address with itemized costs per structure. For structures with more than one property address, divide the cost.
  - ii) EPA notifications and documents related to processes and environmental regulations (If necessary)
  - iii) Close-out letter with a list of work completed.
  - iv) Documentation pertaining to the safe disposal of asbestos containing material.

**2. DATES OF THIS WORK:** Contractor can begin this work on or after 30 October 2017 and have it completed on or before 30 November 2017. This date may be adjusted if agreeable with the contractor and the CCLRC.

**3. SUBMISSION OF PROPOSALS:** Proposals will be received at the address below or via email to [cclb@crowford-co.org](mailto:cclb@crowford-co.org) until the close of business on 20 October 2017. If submitted via email, it is the responsibility of the sender/bidder to confirm “Receipt of the Proposal” by Barb McCullough.

Please address all correspondence to:  
Barb McCullough, Manager  
Crawford County Land Bank  
112 East Mansfield Street, Suite 207  
Bucyrus Ohio 44820

[cclb@crowford-co.org](mailto:cclb@crowford-co.org)

### **4. CARE OF THE WORK:**

- a) The contractor shall be responsible for all damages to persons or property that occur in connection with the prosecution of the work and shall be responsible for the proper care and protection of all work performed until completion and final acceptance.
- b) In an emergency affecting the safety of life or property, on or adjoining the site the contractor shall act, either at his own discretion or as instructed by the CCLRC, to prevent such threatened loss or injury. The CCLRC will determine the appropriateness on the amount of any compensation claimed by the contractor on account of such emergency work.
- c) The contractor shall avoid damaging public sidewalks, street, curbs, pavements, utilities, structures, or any other property and shall repair any damage, at his own expense and in a manner satisfactory to the CCLRC.
- d) The contractor shall take steps to re-secure the building after the work is complete. A listing of city/village contacts who can assist with this will be provided.

5. **CORRECTION OF WORK:** The selected contractor agrees to correct all defects in the work performed arising out of the use of defective materials or improper workmanship, which may become apparent during a period of six (6) months after final inspection of each parcel. All work shall be done to the satisfaction of the CCLRC.
6. **PAYMENT:**
- a) Upon completion and acceptance of the work by the CCLRC, the contractor will submit an itemized invoice for payment and release of liens. The total amount due the contractor shall be paid to the contractor within thirty (30) days of submission of this paperwork to the CCLRC.
  - b) No payment shall be made for unauthorized work.
  - c) No payment made under the contract shall act as a waiver of the right of the CCLRC to require the fulfillment of all of the terms of the price quotation.
  - d) Failure on the part of the contractor to complete all required work by 30 November 2017 (or other date mutually agreed to) may result in the CCLRC withholding payment and having the subject work completed by others. The cost of such work is the responsibility of the contractor and will be deducted from any amount due the contractor. If the expense incurred by the CCLRC for the completion of the specified work exceeds the amount due to the contractor, the contractor is responsible for the difference.
7. **DEDUCTIONS FOR UNCORRECTED WORK:** If the CCLRC deems it not expedient to require the contractor to correct work not done in accordance with the CCLRC's specifications, an equitable deduction from the contract amount will be made by agreement between the contractor and the CCLRC. It shall be the CCLRC's sole decision as to whether it will allow the contractor to make such work correction.
8. **RESPONSIBILITIES OF THE CONTRACTOR:**
- a) Except as otherwise stated, the contractor shall provide and pay for all materials, labor, tools, equipment, water, light, heat, power, transportation, superintendence, temporary construction of every nature, charges, levies, fees or other expenses incurred and all other services and facilities of every nature whatsoever necessary for his performance of the contract within the specified time.
  - b) The contractor shall adequately protect the work, adjacent property and the public, and shall be responsible for any damages and injuries.
9. **SUBCONTRACTING:**
- a) It is intended that the majority of the services will be performed under the contractor's supervision using his own forces and equipment.
  - b) The contractor may utilize subcontractors for the performance of work under the contract. The contractor shall not award any work to a subcontractor without prior written approval of the CCLRC.
  - c) The contractor shall be a fully responsible to the CCLRC for the acts and omissions of his subcontractors and of persons either directly or indirectly employed by such subcontractor, as he is for the acts and omissions of persons directly employed by him.
  - d) The contractor shall cause appropriate provisions to be inserted in all subcontracts relative to the work to bind subcontractors to the contractor by the terms of the general conditions and other contract documents insofar as applicable to the work of subcontractors and to give the contractor the same power as regards terminating any subcontract that the CCLRC may exercise over the contractor under provision of the contract.
  - e) Nothing contained in the contract shall create any contractual relation between any subcontractor and the CCLRC.

- f) Subletting or assigning the whole or any portion of the contract shall not release the contractor, the instrument of assignment shall contain a clause substantially to the effect that it is agreed that the right of the assignee in and to any monies due or to become due to the contractor shall be subject to prior liens of all persons, firms, and corporation for services rendered or materials supplied for the performance of the work called for in this contract.
- g) A release of liens will be required of all subcontractors before payment will be allowed for the work completed under this contract.

**10. SUNDAY AND NIGHT WORK:** No work will be permitted between 8:00pm and 8:00am or on Sundays except to save property or life or in case of emergency or special conditions as authorized or directed by a CCLRC official. Any work necessary to be performed at night, on Sundays, or on legal holidays shall be performed without additional expense to the CCLRC unless otherwise specifically provided for in the contract documents.

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**Signature of Authorized Agent for Contractor**

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**Date**

***Land Bank Use Only***

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**Proposal:      Accepted\_\_\_\_\_              Rejected\_\_\_\_\_**

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**Signature of Authorized Agent for the Land Bank**

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**Date**

## CCLB Properties Requiring Abatement – RFP 2017-AR08

General description of remediation required listed herein, see individual property inspection reports for specific details.

<b>BUCYRUS COMMUNITY</b>	
<b>112 Wiley St, Bucyrus OH 44820</b> 55 sq ft asbestos containing paper-basement ducts & walls	\$
<b>323 Wiley St, Bucyrus, OH 44820</b> 30 sf roofing-garage, 6 sf asbestos board-basement furnace, 40 sf asbestos paper-vents & walls/crawlspace	\$
<b>608 Kaler Ave, Bucyrus, OH 44820</b> 3,480 sf transite siding-exterior	\$
<b>1323 Woodlawn Ave, Bucyrus, OH 44820</b> 11 sf asbestos paper-basement	\$
<b>GALION COMMUNITY</b>	
<b>969 Harding Way East St, Galion OH 44833</b> 17 sf asbestos paper-duct in stairwell	\$
<b>178 6<sup>th</sup> Ave, Galion OH 44833</b> 2,055 sf of transite siding-exterior	\$
<b>346 Payne Ave, Galion, OH 44833</b> 59 sf of asbestos paper-basement & walls on ducts, 2 sf of asbestos tape-basement on duct, 3,850 sf of transite siding-exterior	\$
<b>329 E Church St, Galion, OH 44833</b> 82 sf asbestos paper & 10 sf asbestos tape-basement ducts	\$
<b>411 &amp; 411 ½ S Union St, Galion, OH 44833</b> 3 sf asbestos paper-basement around furnace	\$
<b>CRESTLINE COMMUNITY</b>	
<b>420 S Wiley St, Crestline, OH 44827</b> 19 sf asbestos paper & 10sf asbestos tape-basement ducts	\$
<b>117 &amp; 117 ½ N Henry St, Crestline, OH 44827</b> 158 sf asbestos paper & 5 sf asbestos tape-basement ducts, 20 sf asbestos board-above furnace	\$
<b>Total bid amount:</b>	
\$	
Contractor:	
Address:	
Email:	Phone:
Signature _____	Date: