

Request for Bid

For Brownfield Remediation

For Union County Land Reutilization Corporation (UCLRC)

Bid Deadline: December 18, 2025

Notice to Contractors

The Union County Land Reutilization Corporation (aka "UCLRC" or Land Bank") is now accepting sealed bids for the State of Ohio Brownfield Remediation Program Grant until December 18, 2025, 9:00 am local time. At this time, bids will be opened and read aloud.

The RFQ can be found on the Union County Land Bank website (unioncountylandbank.com). The details of this project are on page two.

The bids must be made on the forms provided in the Bid packet or a copy thereof and shall contain the full name and address of the bidder. All bids shall be sealed and plainly marked "UCLRC Brownfield Remediation Sealed Bid". They can be mailed or hand-delivered to the office. The sealed envelope should be addressed as:

Attn: UCLRC Brownfield Remediation Project (sealed bid)
Union County Land Reutilization Corporation
233 W 6th Street
Marysville, OH 43040

Inquiries regarding bid documents must be submitted by email to heathermartin@lucplanning.com no later than December 12, 2025.

Each bid must be accompanied by either a bid bond in an amount of 100% of the bid amount with a surety satisfactory to the aforesaid Union County Land Reutilization Corporation (UCLRC) or by certified check, cashier's check, or letter of credit upon a solvent bank in the amount of not less than 10% of the bid amount in favor of the aforesaid Union County Land Reutilization Corporation. Bid Bonds shall be accompanied by Proof of Authority of the official or agent signing the bond.

This project is funded by the Brownfield Remediation Program through the Ohio Department of Development. Therefore, the contractor must comply with state prevailing wages, Equal Employment Opportunity laws, and state and federal Fair Labor Standards. The bid packet contains insurance requirements, equal opportunity provisions, drug-free workplace requirements, environmental concerns, etc.

The bidder, by submission of a bid, agrees to commence work on the day the award notice is given and to fully complete the project within the timeframe to be agreed upon. No bidder may withdraw their bid within sixty (60) days after the actual date of the opening. UCLRC reserves the right to disqualify any bidder that does not meet the specifications and requirements set out in this packet. UCLRC reserves the right to waive informalities or irregularities of any bid.

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Project Objective:

The scope of work should begin with the Historic Water Treatment Facility and focus on aspects related to the building. The flow of work should move from the building, where the majority of funds may be required, to the exterior work outlined in this document.

Key Criteria For Contractor Selection:

Experience with Historic Preservation Projects - preferably in the last two years

Experience with managing/complying with Brownfield Program Funds issued through the State of Ohio

Department of Development - preferably in the last two years

Experience overseeing subcontractors familiar with historic preservation and/or brownfield work, preferably in the last two years.

Developer - Brownfield Items Obligations -

Remove foundation 4' fill back to grade.

Water Treatment area (West of the Historic Building) - remove all mechanicals, metal handrail, gradings, water troughs, saw cut top of concrete, remove 13 H x 65 L x 14 W wall. Clear out the future mechanical building.

Remove the large tank and fill area, or perform work as directed

Remove antenna pipes, etc., around the building.

Install a wood handrail around the perimeter for code requirements purposes

North of the Historic Building (northern clarifiers) - Demo raised basin. Backfill and compact the area back to grade to address environmental concerns.

Historic Water Treatment Building - all mechanicals, windows removed/abated to Historic Preservation standards, all other brownfield-related items located inside the building per the reports and performed to a historic preservation standard.

Removal of ceiling tile and concrete pads in the pump room.

Seeding

Weld steel plates in between buildings. (Life safety item, so could be compliant with Brownfield requirements)

Relocate the generator and control box to the 145 South Front.

City Obligations –

Water Tower - Removal and Fill

Utilities abandonment and controlled density fill.

Removal of existing water line (unknown footage & est. depth 10').

Storm sewer removal (unknown depth and location).

Clearwell to be removed and filled using structural fill and compaction testing.

Cap existing water lines. Abandonment in place using caps.

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Required Documentation

The following documentation is required concurrent with the bid submission at the time of bid opening to be considered for a Contract with the Union County Land Reutilization Corporation.

	W-9 Tax Form
	Workers Compensation Documentation
	Liability Insurance
	Drug-Free Workplace Policy
	Delinquent Personal Property Tax Statement (provided)
	Non-Discrimination and Equal Employment Opportunity Affidavit (provided)
	Non-Collusion Affidavit (provided)
	No findings for Recovery Affidavit (provided)
	Affidavit in Compliance with Section 3517.13 of the Ohio Revised Code (provided)
	Certification Against Debarment and Suspension (provided)
	Certifications (provided)
	Examples of similar work the contractor has completed
	Prevailing Wage Acknowledgement

For any subcontracted work, the same contractor qualification forms will need to be filled out as filed for the contractor's company.

The Union County Land Reutilization Corporation will also require certain documentation throughout the project, including but not limited to:

	Before, During, and After photographs (required for payment)
	Demolition Permit
	EPA Required Documentation
	Chain of Custody documentation for environmental hazards transported
	Invoice with itemized costs per structure
	Lien Release
	Any other documentation required for the grant, but unknown to UCLRC at the time of the bid

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Bid Tabulation Document

Company Name: _____

Contact Person: _____ Phone Number: _____

No.	Parcel Address	Asbestos Abatement/Lead Remediation	See details on page 2	Total
1	409 N Main St, Marysville	Y		
	Total			
Proposed Timeframe for Demolitions:				

Asbestos survey and lead assessment are available on UCLRC's website. Existing conditions and detailed work documentation can be found at the end of this RFQ.

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Sites

This site includes an old water pool building (i.e. northern clarifiers), the water tower, and the underground water storage tank, which includes capping building utilities, removing foundations, backfilling disturbed areas, interior remediation of existing brick buildings, demolishing paving, seeding, and stabilization. Detailed information can be found on page 2, as well as, maps at the end of this RFQ.

Project Objective

The overall objective of the project is to provide a clean site for a mixed-use redevelopment project.

This project requires demolishing the old water tower, removing the water tower foundation and placing it back to grade, and demolishing the northern clarifiers, water tower, and underground water storage tank. The building utilities will need to be capped. Interior remediation of existing brick buildings, including window removal, remediation of duct sealant, lead paint removal, and asbestos remediation. The demolition of paving, seeding, and stabilization.

Work Required

The Contractor shall completely remove and lawfully dispose of all structures and all rubble and demolition debris of every description from the premises.

Project Organization and Responsibilities

This section presents the overall project organization and provides a general guideline for communications, reporting, and problem resolution during the execution of these projects. The key personnel include the Land Bank, the Land Bank Administrator, and the Contractor (and applicable subcontractors). A description of the roles and responsibilities of the key project personnel is provided below.

Land Bank

This property is owned by a private individual. The Land Bank has a Right of Entry Form signed by the owner. This form permits the Union County Land Bank to clean up the property. The Union County Land Bank is the lead entity for Union County's Brownfield Remediation program.

Land Bank Administrator

The Land Bank Administrator will serve as the Land Bank's representative during the execution of this project to ensure contractor compliance with these specifications and Land Bank requirements. The Administrator reports directly to the Land Bank and will be responsible for the following:

- Serve as the primary point of contact for the Contractor and coordinate communications with appropriate Land Bank representatives.
- Monitor the Contractor's compliance with the project schedule.

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- Maintain activity logs provided by the Contractor, including written and photographic documentation of project activities.
- Maintain records associated with the completion of the project and provide them to the Land Bank as needed.

Contractor

The Contractor may elect to contract with a subcontractor(s) for completion of select portions of the project. The Contractor will be responsible for all actions and compliance with the project requirements of its employees and subcontractors. During the day-to-day execution of the project, the Contractor will report directly to the Land Bank's Administrator to resolve any scheduling, logistical, or operational conflicts. The Contractor will be responsible for the following:

- Prepare and submit a Work Plan and Safety Plan
- Comply with all permit requirements necessary to complete the projects.
- Perform all project activities per these specifications and other contract documents.
- Submit prevailing wage documentation to the Land Bank's Administrator.
- The health and safety of its workers and subcontractors, including compliance with all regulatory requirements (Occupational Safety and Health Administration (OSHA) and National Emission Standards for Hazardous Air Pollutants (NESHAP, etc.).
- Comply with all applicable local, state, and federal laws and regulations.
- Coordinate, schedule, and manage all subcontractors.

Related Documents

Documents related to and referenced in these Specifications include:

- Request for Quotation
- Bid Sheet
- Bid Bond Form
- Contractor Affidavits and Declarations
- Asbestos Inspection Report (available on the Land Bank's website)
- Phase I Assessment (available on the Land Bank's website)
- Marysville Demo Package document (end of this document)
- Existing Conditions document (end of this document)

Scope of Work

The Contractor will provide all supervision, competent persons, labor, tools, materials, and equipment necessary for the completion of the projects described herein. All project-related activities will be completed by these specifications and all applicable state, federal, and local laws and regulations. The contractor will provide a pre-construction video. A preconstruction meeting will be required.

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1.0 Work Required

- 1.1** The Contractor shall completely remove and lawfully dispose of all structures and all rubble and demolition debris of every description from the premises thereto. All above-grade utility connections, steps, walks, on-grade slabs, driveways, retaining walls, and other masonry material and fencing shall be removed, and cisterns filled unless otherwise directed by Union County Land Reutilization Corporation (UCLRC), to facilitate accessibility for mowing and maintenance.
- 1.2** Demolition work required by the contract, which may have been omitted on Purchase Orders or on Notice to Proceed, such as steps, walks, slabs, driveways, retaining walls, and all other such masonry material and fencing, shall be removed and cisterns filled when so directed by the field inspector.
- 1.3** A demolition permit must be secured by the Contractor from the appropriate Building Department. A pre- and post-demolition inspection is required.
- 1.4** The contractor shall furnish UCLRC with samples of the fill material if required. This material shall be thoroughly compacted into each excavation where fill is required.
- 1.5** The Contractor, at no additional cost to the UCLRC, shall address all trees damaged by the Contractor to a commercially reasonable standard, if applicable.
- 1.6** The Contractor will control dust or other airborne emissions from work areas or roads wherever dust nuisance or hazard occurs. If conditions exist whereby excessive fugitive dust occurs, UCLRC shall require water spraying or other acceptable methods to control such dust. See "Fugitive Dust" in these Technical Specifications.
- 1.7** The Contractor will take the measures necessary to prevent the spillage or release of any hazardous materials or petroleum products to the ground surface. Should a spill or release occur, the Contractor will immediately notify the Land Bank Administrator and remediate the affected area.
- 1.8** No on-site burning will be permitted.
- 1.9** The Contractor shall give all notices required by and comply with all applicable laws, ordinances, and codes. All disconnections and demolitions shall comply with all applicable ordinances and codes, including all written waivers.
- 1.10** Should the Contractor fail to observe the foregoing provisions and demolition work at variance with any applicable ordinances or code, including any written waivers, the Contractor shall correct the methods of doing such work without cost to the UCLRC.
- 1.11** The Contractor shall, at their own expense, secure and pay to the appropriate department fees or charges for all permits for wrecking, water, barricades of all types, pavement cuts, and repaving of streets and sidewalks, and all other building, electrical, plumbing, gas, and sewer permits, as may be required. The Contractor shall not be responsible for any fees associated with EPA, RAPCA, or ODOH notifications regarding friable asbestos.
- 1.12** The Contractor shall comply with all applicable laws and ordinances governing the disposal of all materials, debris, and rubbish, and shall commit no trespass on any public or private

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property in any operation due to or connected with the demolition work performed under the Contract.

- 1.13** Indicate the anticipated disposal site and method of disposal of demolished materials in your price quotation.

2.0 Utilities and Other Property

- 2.1** The Contractor shall assume all responsibility for damage attributable to them to any property improvements, such as utility lines, surface improvements, or like items. If disconnection of underground utility services is required to be made, the Contractor shall comply with all local regulations respecting the barricading of streets and the removal and restoration of pavement.
- 2.2** The property shall be vacated according to local, state, and federal regulations.

3.0 Removal of Debris, Asbestos, Cleaning, etc.

- 3.1** The Contractor will be responsible for the removal and lawful disposal of all debris resulting from demolition activities, as well as any items deposited on the site by others after the demolition activities have started. The Contractor shall always keep the premises and public rights-of-way reasonably clear. Proper removal and disposal of accumulations placed upon the property before the final grade and seeding approval by the UCLRC shall be the responsibility of the demolition contractor.
- 3.2** If the Contractor discovers any regulated substances during demolition that require special licensing or certification by law for handling, the Contractor shall cease operations and immediately notify Union County Land Reutilization Corporation.
- 3.3** Upon completion of work, the Contractor shall remove all equipment, materials, salvage, trash, and debris of all kinds from the demolition site.
- 3.4** The Contractor shall immediately remove any items, debris, or dirt that become deposited on public sidewalks or right-of-way because of demolition activity.

4.0 Greening of Areas Where Buildings Have Been Removed

- 4.1** Per Ohio EPA standards, all demolished building footprints shall be seeded and covered with straw. All areas outside of structure footprints where the vegetative growth has been injuriously disturbed or destroyed by the Contractor shall be restored and seeded following UCLRC instructions and at no additional cost to the UCLRC.
- 4.2** All structure footprints shall have a minimum of four inches (4") of suitable soil to bring the completed grade consistent with the surrounding topography. If the topsoil becomes compacted, rutted, or has any other flaws that might impede mowing, then the entire area will be prepared by raking or other acceptable means to be a suitable bed for the sowing of grass seed. An inspection and approval of the topsoil and final grade must be conducted before the application of seed and straw. The placement of unacceptable topsoil must be corrected to the satisfaction of the UCLRC and at no additional expense to the UCLRC.
- 4.3** Grass seed shall be applied at the recommended rate. The Contractor shall use

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commercially reasonable efforts to germinate and grow the seed. At their own expense, the Contractor will re-seed and straw any portion of a lot where the grass seed does not germinate and grow.

- 4.4** Under certain circumstances, the UCLRC may instruct the Contractor to refrain from seeding a particular property for heavier greening to be accomplished by another contractor external to this Contract.

5.0 Removal and Salvage of Buildings

- 5.1** No right, title, property, or interest of any kind whatsoever in or to the land or premises upon which such structures stand is created, assigned, conveyed, granted, or transferred to the Contractor except only the license and right of entry to remove such structures, or accumulations, in strict accordance with these specifications.
- 5.2** In the event of any doubt respecting the ownership of any property, the Contractor shall request from the UCLRC a written statement respecting its ownership.
- 5.3** All salvage remaining on-site at the issuance of a Notice to Proceed becomes the property of the Contractor, but storage of such materials in the demolition area is not permitted.
- 5.4** Unless otherwise specified, no structures shall be removed from the premises as a whole or in substantially whole condition.

6.0 Care of the Work

- 6.1** The Contractor shall be responsible for all damages to persons or property that occur in connection with the performance of the Work and shall be responsible for the proper care and protection of all Work performed until completion and final acceptance.
- 6.2** In an emergency affecting the safety of life or property, or adjoining the site, the Contractor shall act, either at its discretion, to prevent such threatened loss or injury. The UCLRC will determine the appropriateness of the amount of compensation claimed by the Contractor on account of such Emergency Work.
- 6.3** The Contractor shall avoid damaging public sidewalks, streets, curbs, pavements, utilities, structures, or any other property (except that which is to be replaced or removed) either on or adjacent to the site. The contractor shall repair any damage at its own expense and in a manner satisfactory to the UCLRC.
- 6.4** The Contractor shall shore, brace, underpin, secure, and protect as may be necessary all foundations and other parts of structures that remain on the job site, or which are adjacent to or in the vicinity of the site, and which may be in any way affected by the excavations or

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other operations. The Contractor shall indemnify and save harmless the UCLRC from liability for any injury or damage to said structures and their premise or to persons due to its operations. The contractor shall issue all required notices to property owners or other parties in the vicinity of the site.

- 6.5** Except as may be otherwise provided herein, the method of wrecking, i.e., by hand or by power equipment, is not restricted. However, in all cases, safe and workmanlike methods must be employed to protect life and property, and in no case shall any floor be wrecked until all walls are removed down to such floor.

7.0 Correction of Work

- 7.1** 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 the final inspection of each parcel. All Work shall be done to the satisfaction of Union County Land Reutilization Corporation.

8.0 Basis for Payment

- 8.1** Calculations of square foot area for cubic foot demolition prices are to be determined from dimensions obtained from the official records of the Union County Auditor's office.
- 8.2** The price quotation obtained from this Request for Quote shall form the basis for determining the amount of the payments to the Contractor.
- 8.3** Compacted backfill means the contractor shall completely remove all foundation walls and foundation slabs to allow for drainage and the future construction at this site. The excavation shall be backfilled with suitable granular or cohesive soils and shall be compacted in 8-to-12-inch lifts to 95% - 98% maximum density as determined by ASTM D 1557 modified proctor test.
- 8.4** Complete removal of foundation walls, when required by the UCLRC, means the contractor shall remove all foundation walls and completely remove foundation slabs. The excavation shall be backfilled with suitable granular and cohesive soils but not require compaction.

9.0 Final Inspection

- 9.1** The Contractor shall notify UCLRC as well as the appropriate building department when the Work is ready for final inspection and schedule an inspection. An inspection shall be made as soon thereafter as is practical during regular business hours. When the UCLRC determines that the work has been completed as represented and in compliance with the price quotation requirements, the Contractor shall prepare an invoice for payment and submit the said invoice to the UCLRC.

10.0 Payment

- 10.1** Upon completion and acceptance of the Work by the UCLRC, the Contractor will submit an itemized invoice for payment, Release of Liens, and the appropriate Chain of Custody and Ohio EPA notification forms (if applicable). The total amount due the Contractor shall be paid to the Contractor within thirty (30) days of submission of this paperwork to the UCLRC.

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10.2 No payment shall be made for any unauthorized work.

10.3 No payment made under the Contract shall act as a waiver of the right of the UCLRC to require the fulfillment of all the terms of the price quotation.

10.4 In situations where satisfactory completion of the final grade and/or applying of seed and straw is not possible due to inclement weather conditions or other excusable delays (see Section 22.0 below) the UCLRC will retain a portion of the contract costs equal to the unfinished work that is not up to commercially reasonable standards will be paid upon submission of Exhibit C-2 and all related documentation.

10.5 Failure on the part of the Contractor to complete all required work in a reasonable time frame may result in the UCLRC 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 UCLRC for the completion of the specified work exceeds the amount due to the Contractor, the Contractor is responsible for the difference.

10.6 At the publishing of this RFQ, the State deadline for completion is December 31, 2025. The Land Bank has requested an extension.

12.0 EPA Notices

12.1 The contractor shall be required to comply with the following Air Pollution regulations that apply to renovation and/or demolition activities: Rule OAC-3745-17-08(B)(1) of the Ohio Administrative Code as promulgated by the Ohio Environmental Protection Agency (EPA), if applicable. The Ohio EPA Division of Air Pollution must be notified even if no asbestos or other hazardous materials are present. Contact the Ohio EPA at 614-644-2270.

13.0 Use of Premises

13.1 The Contractor shall confine equipment, materials, and operations to the limits prescribed by permits or as may be directed by the UCLRC and shall not unreasonably encumber the premises with salvaged material.

13.2 The Contractor shall comply with all instructions of the UCLRC, including ordinances and codes regarding signs, traffic, fires, explosives, danger signals, barricades, and fire protection.

14.0 Safety Requirements and Accident Prevention

14.1 The Contractor shall always exercise proper precaution for the protection of persons (including employees) and property, and shall be responsible for all damages to persons or

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property, either on or off the site, which occurs in connection with the performance of the Work. The safety provisions of all applicable laws, Village, City, and County ordinances, and Building and Construction Code Regulations shall be observed, and the Contractor shall take or cause to be taken such additional safety and health measures as the UCLRC may determine to be reasonably necessary.

14.2 The Contractor shall comply with all laws, rules, and regulations related to safety, hazard communications, and accident prevention. They shall coordinate and obtain required permission from local, state, and/or federal officials that may apply to the Work.

14.3 In the event of failure or refusal of the Contractor to immediately comply with all safety protection provisions set forth or referred to herein, and/or instructions and directives of the UCLRC concerning the manner, method, or sequence of work performance, work under the contract shall be ordered to be stopped by the UCLRC and shall not proceed until full compliance has been assured.

14.4 The Contractor shall indemnify and hold harmless the UCLRC from any claims for damages resulting from personal injury and/or death suffered or alleged to have been suffered by any person because of any Work conducted under this Contract.

15.0 Responsibilities of Contractor

15.1 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.

15.2 The contractor shall adequately protect the work, adjacent property, and the public, and shall be responsible for any damage and injuries.

16.0 Excusable Delays

16.1 The right of the Contractor to proceed shall not be terminated for any delays in the completion of the work due to:

16.1.1 To any acts of the UCLRC.

16.1.2 To causes not reasonably foreseeable by the parties to this Contract which are beyond the control and without the fault or negligence of the Contractor, including, but not restricted to, acts of nature or a public enemy, acts of another Contractor in the performance of some other contract with the UCLRC, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, and weather of unusual severity such as hurricanes, tornadoes, cyclones, and other extreme weather conditions.

16.1.3 To any delay of a Subcontractor occasioned by any of the causes specified in subparagraphs (a) and (b) of this section.

16.2 Provided, however, that when required the Contractor shall notify the UCLRC in writing within five (5) working days of the cause of the delay. The UCLRC shall then ascertain the

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facts concerning the cause of the delay and the extent to which the completion of the project has been delayed. If the facts show the delay to be properly excusable under the terms of the Contract, the UCLRC shall extend the Contract time by a period commensurate with the period of excusable delay.

17.0 Subcontracting

- 17.1** It is intended that most of the services will be performed under the Contractor's supervision using its forces and equipment.
- 17.2** The Contractor may utilize Subcontractors for the performance of any Work under the Contract. The Contractor shall not award any work to a Subcontractor without prior written approval of the UCLRC.
- 17.3** The Contractor shall be fully responsible to the UCLRC for the acts and omissions of its Subcontractors and of persons either directly or indirectly employed by such Subcontractor, as it is for the acts and omissions of persons directly employed by it.
- 17.4** 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 UCLRC may exercise over the contractor under provisions of the contract.
- 17.5** Nothing contained in the Contract shall create any contractual relationship between any Subcontractor and the UCLRC.
- 17.6** 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 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.
- 17.7** After the first pay request, a release of liens will be required of all subcontractors before payment is issued for the previous work completed under this contract.

18.0 Weekend and Night Work

- 18.1** All work completed during nights or on weekends must adhere to all local standards pertaining to inspections and noise. Any work necessary to be performed at night, on weekends, or on legal holidays shall be performed without additional expense to the UCLRC unless otherwise specifically provided for in the contract documents.

19.0 Procedure for Plugging Sewer Laterals

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- 19.1** Specific requirements and approvals are subject to the relevant sewer utility with jurisdiction. **Please contact the appropriate sewer utility to ensure compliance.**

20.0 Submittals

The Contractor will submit a Work Plan to the Land Bank Administrator for review and approval before the initiation of the work. The Work Plan will, at a minimum, provide:

- 20.1** A list of subcontractors used to complete the project.
- 20.2** A list of required licenses, permits, and notifications required to complete the project.
- 20.3** Copies of licenses and training certifications are necessary to complete the project.
- 20.4** Project approach and schedule, including:
 - 20.4.1 Sequencing or phasing of work
 - 20.4.2 Coordination of Subcontractors
 - 20.4.3 Detailed schedule for completion of individual phases/tasks
 - 20.4.4 Procedures for waste handling, loading, transportation, and disposal, including the names of the permitted disposal facilities that will be used
 - 20.4.5 Recordkeeping, documentation, and reporting procedures as stated in this document and contract documents.
- 20.5** Progress Reports
 - 20.5.1 The Contractor must maintain records and provide a monthly project progress report and an updated project schedule.
- 20.6** Waste Disposal Documentation
 - 20.6.1 Submit documentation to the Land Bank's Representative from the disposal facility(s) used for the ultimate disposal of waste materials to document proper disposal. Documentation must identify the part of the project where the waste was generated, the name and address of the disposal facility, and the type of waste disposed.
- 20.7** Payroll Records
 - 20.7.1 Monthly, the Contractor must submit to the Land Bank Administrator payroll records necessary to satisfy requirements of the Ohio Prevailing Wage Law (Ohio Rev. 4115 Wages and Hours on Public Works).

21.0 Project Closeout

The project will be considered complete after all project activities have been completed and all materials and equipment have been removed from the Site. The Contractor and Land Bank Administrator will perform a final Site inspection to determine whether the above conditions are met. If deficiencies are noted, the Contractor will correct the deficiencies before final payment is made.

Signature of Authorized Agent for Contractor

Date

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Land Bank Use Only

Bid: ☐ Accepted ☐ Rejected

Signature of Authorized Agent for the Land Bank

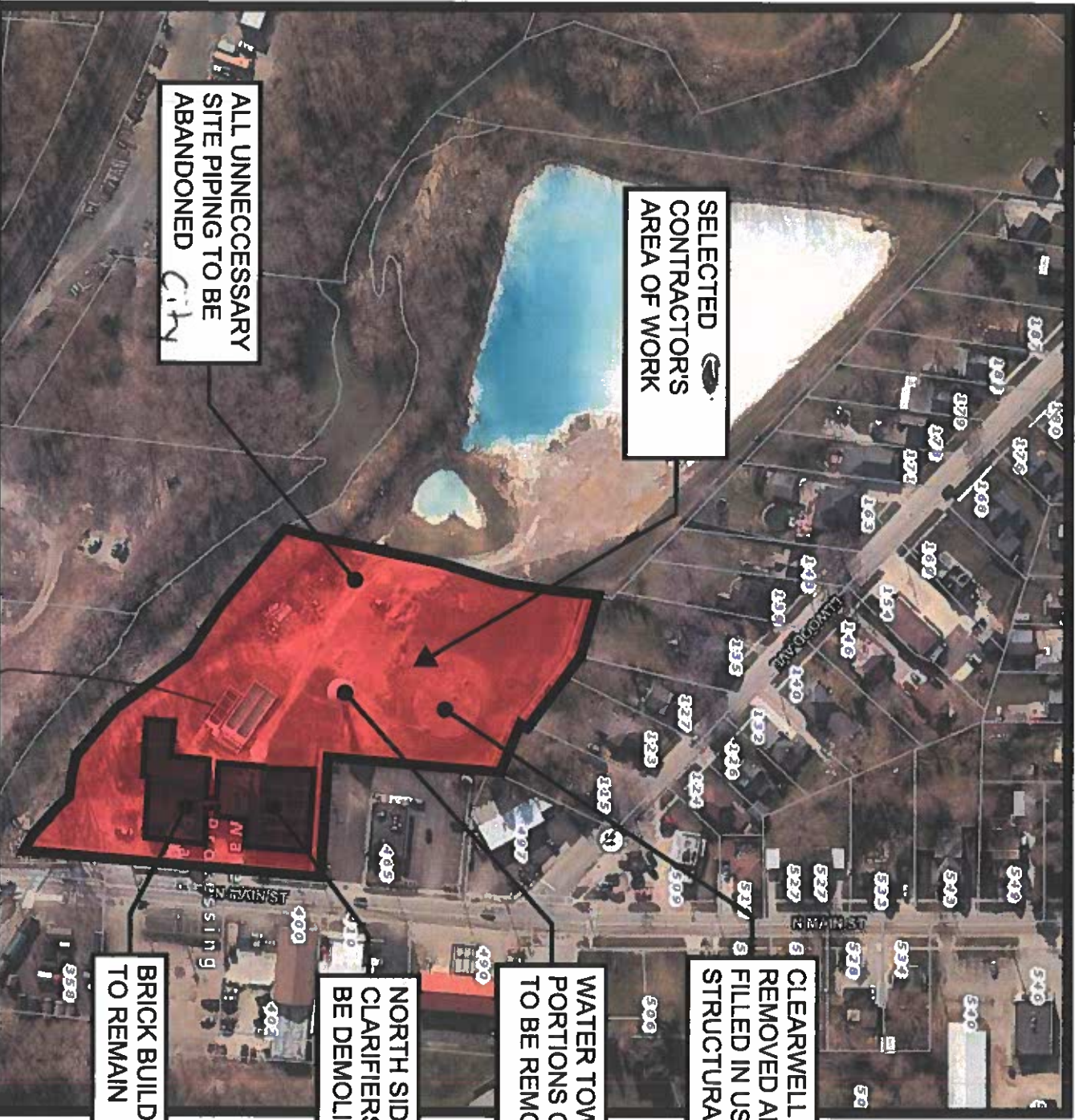
Date

Bidder's Statement of Understanding

The undersigned_____hereby certifies that he/she has the right to examine the sites for the work of the project and has further examined and is fully informed as to the conditions and requirements of the advertisement, information for and instruction to Bidders, Specifications, and Form of Contract and the plans for the UCLRC Building Demolition and Site Revitalization Program, which documents are understood and found sufficient for the purpose; and that all Addenda have been read and understood and are attached hereto; and that, with such information and knowledge, the undersigned proposes to furnish all necessary labor, material, equipment, machinery, tools and all appliances and appurtenances required and necessary for full completion of the work in its entirety, following Contract requirements, completing the whole within the time specified and for the amounts hereinafter written in the Bid Tabulation Document.

Signature of Authorized Agent for Contractor

Date



SELECTED
CONTRACTOR'S
AREA OF WORK

ALL UNNECESSARY
SITE PIPING TO BE
ABANDONED

CLEARWELL TO BE
REMOVED AND
FILLED IN USING
STRUCTURAL FILL

WATER TOWER AND
PORTIONS OF FOUNDATION
TO BE REMOVED.

NORTH SIDE
CLARIFIERS TO
BE DEMOLISHED

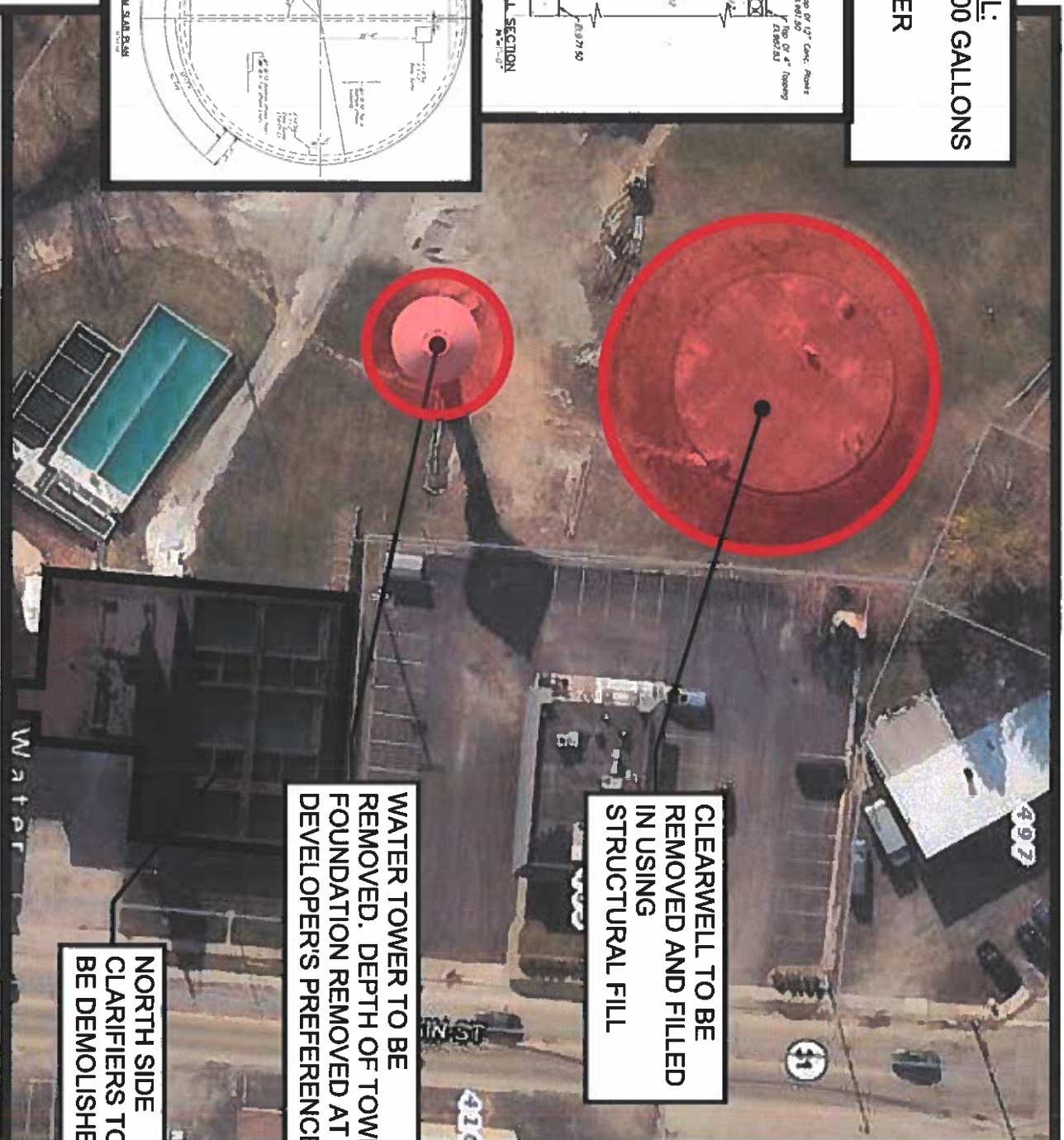
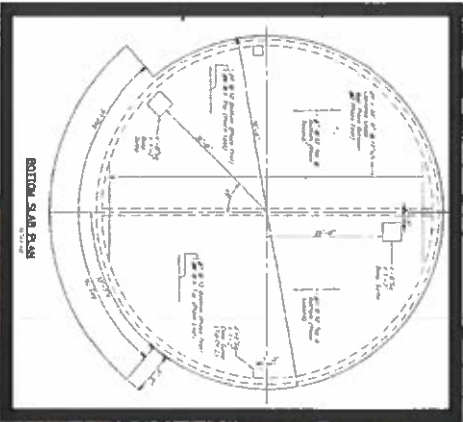
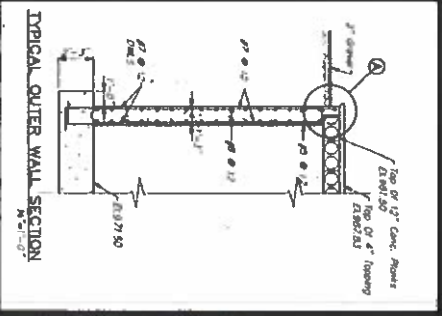
BRICK BUILDING
TO REMAIN

MARYSVILLE WTP DECOMMISSIONING

Keep with Design's
Draw
work



CLEARWELL:
SIZE: 400,000 GALLONS
(2,700 CY)
75' DIAMETER
16' DEPTH



**CLEARWELL TO BE
REMOVED AND FILLED
IN USING
STRUCTURAL FILL**

WATER TOWER TO BE REMOVED. DEPTH OF TOWER FOUNDATION REMOVED AT THE DEVELOPER'S PREFERENCE

**NORTH SIDE
CLARIFIERS TO
BE DEMOLISHED**

**MARYSVILLE WTP DECOMMISSIONING
CLEARWELL ABANDONMENT**



-C. + y

NOTE: THE EXISTING WATERLINE DEPTH SHOULD RANGE BETWEEN FIVE (5) AND TEN (10) FEET BELOW THE EXISTING GROUND.



LEGEND:

- XXX - REMOVE EXISTING WATERLINE
- 000 - FILL WITH CONTROLLED DENSITY FILL
- [Red Box] - CAP EXISTING WATERLINE

UTILITY ABANDONMENT (WITH CONTROLLED DENSITY FILL - CDF) OF APPROXIMATELY:

- 260' OF 8" (STORM SEWER)
- 807' OF 12"
- 180' OF 16"

COMPLETE REMOVAL OF APPROXIMATELY:

- 117' OF 8" (STORM SEWER)
- 2,390' OF 12"
- 598' OF 16"
- 265' OF 24"

ABANDON IN PLACE USING CAPS:

- TWO (2) 16"
- TWO (2) 24"

MARYSVILLE WTP DECOMMISSIONING WATERLINE ABANDONMENT





LIME & SODA
ASH SILOS TO BE
REMOVED?

— remain



STRUCTURE TO
REMAIN

— remain
D&V

MARYSVILLE WTP DECOMMISSIONING LIME & SODA ASH SILOS REMOVAL



City

LIME LAGOONS TO BE REMOVED AND FILLED IN USING STRUCTURAL FILL

ALL UNNECESSARY SITE PIPING TO BE REMOVED

SETTLING BASINS TO BE REMOVED *l. crain*

CLEARWELL TO BE REMOVED AND FILLED IN USING STRUCTURAL FILL

ASH SILOS TO BE REMOVED?

REMAIN

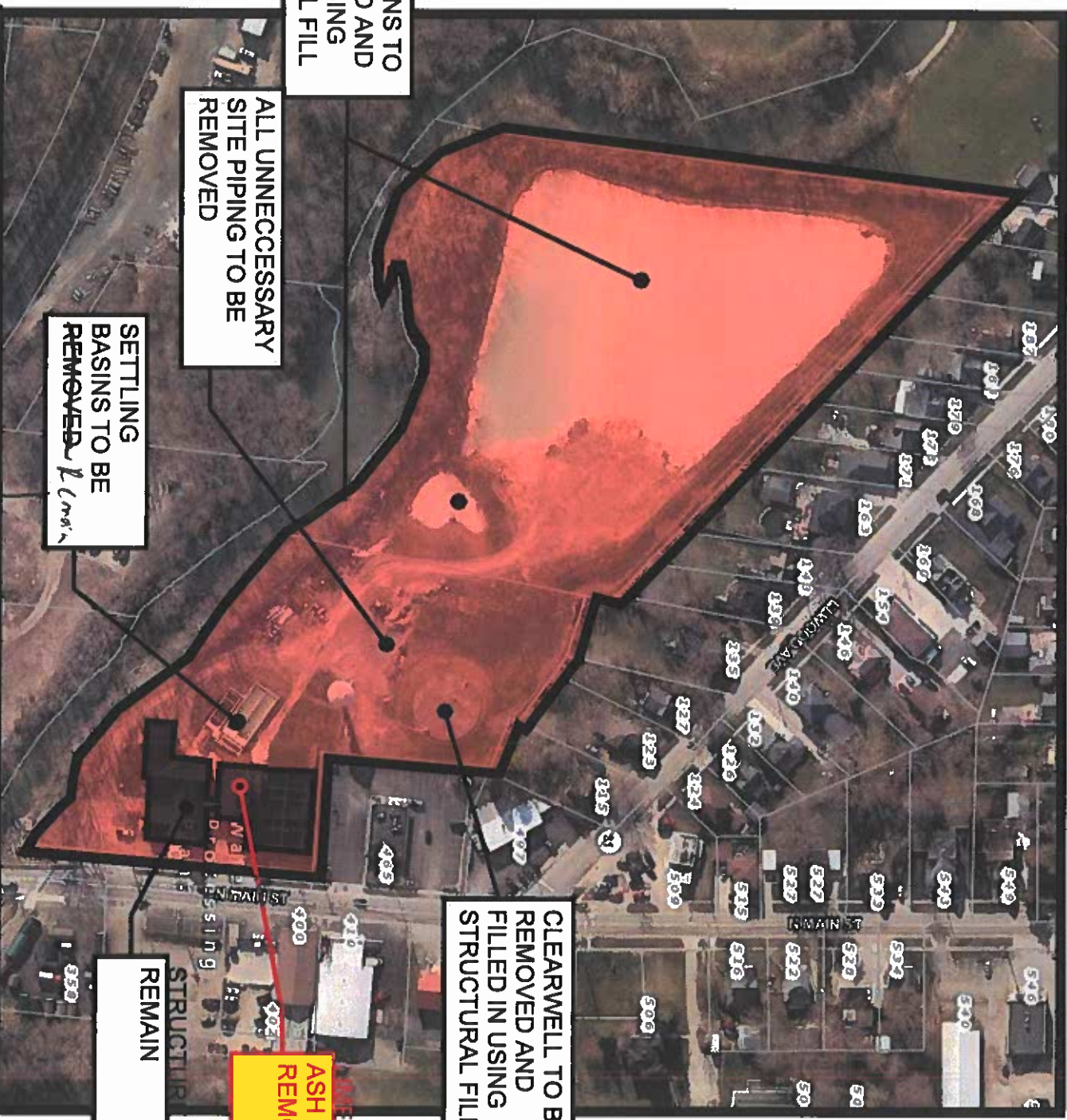
-yes
D.C.V.

-l. crain

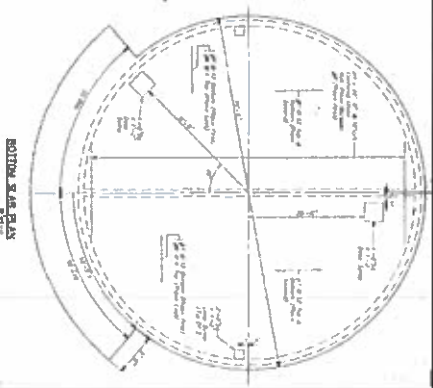
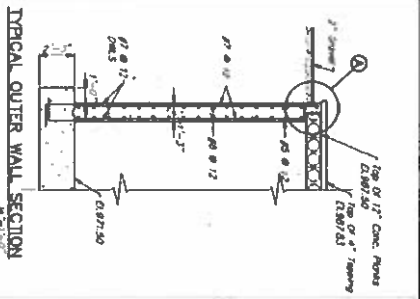
-City

MARYSVILLE WTP DECOMMISSIONING

with Designated Demo work



CLEARWELL:
SIZE: 400,000 GALLONS
(2,700 CY)
75' DIAMETER
16' DEPTH
INSERT IMAGE / PLANS?



CLEARWELL TO BE
 REMOVED AND
 FILLED IN USING
 STRUCTURAL FILL

STRUCTURE TO
 REMAIN

QUESTIONS:
DO WE NEED TO
REMOVE ALL THE
CONCRETE OR CAN THE
BOTTOM 5-10 FEET
REMAIN?

City

Remain

CLEARWELL ABANDONMENT



PLUG AND CAP
WATERLINE (NEAR
PROPERTY LINE)

ESTIMATED VOLUME
OF DIRT NEEDED:
TOTAL - 997,800 FT³
(37,000 CY)
982 - 108,500 FT²
970 - 57,800 FT²

ALL SITE PIPING TO
BE FILLED WITH
CONTROLLED
DENSITY FILL (CDF)

INCLUDE:
ADDITIONAL PIPING

WATERLINE ABANDONMENT:
ABANDONMENT OF:
-XX' LENGTH OF 8"
-XX' LENGTH OF 12"
-XX' LENGTH OF 16"
PLUG AND CAP
OFFSITE?

NOTE: CAPACITY FEES FOR
THE WATER TREATMENT
PLANT BUILDING WILL BE
WAIVED. HOWEVER, A NEW
TAP MUST BE INSTALLED TO
MEET DOMESTIC AND FIRE
FLOW NEEDS.

MARYSVILLE WTP DECOMMISSIONING WATERLINE ABANDONMENT



SETTLING BASINS:
XX' LENGTH X XX' WIDTH
XX' DEPTH
INSERT IMAGE / PLANS?

SETTLING
BASINS TO BE
REMOVED *Remain*



STRUCTURE TO
REMAIN

Ash silos yes

Remain - Dem

MARYSVILLE WTP DECOMMISSIONING SETTLING BASIN DEMO





Union County Land Reutilization Corporation

Acknowledgement of Labor Standards and Prevailing Wage Requirements

By signing this form, you acknowledge that you must comply with and cause all contractors, laborers, and mechanics who provide work to the Project to comply with all applicable state laws, regulations, and other guidance or authorities regarding labor standards, prevailing wage rates, safety, and other workplace requirements.

The contractor and all subcontractors shall pay the State of Ohio prevailing wage rates as determined by the Ohio Department of Commerce.

The contractor shall submit all payroll reports in compliance with the Ohio Department of Commerce.

I hereby acknowledge and will ensure compliance with the relevant requirements.

Signature

Date

Printed Name

Company Name



Union County Land Reutilization Corporation

DELINQUENT PERSONAL PROPERTY TAX STATEMENT

(O.R.C. SECTION 5719.042)

THIS FORM MUST BE COMPLETED IN ITS ENTIRETY AND NOTARIZED

STATE OF OHIO

COUNTY OF UNION, SS:

I _____, _____, _____
(NAME) (TITLE) (NAME OF COMPANY)

affirm that at the time I submitted the bid for _____
(BID TITLE)

to the Union County Land Reutilization Corporation on _____,

that _____ was/was not charged with
(NAME OF COMPANY) (CIRCLE ONE)

delinquent Personal Property Taxes by the Union County Auditor.

(If Personal Property Taxes are delinquent, complete the following section)

The amount of delinquent Personal Property Taxes due Union County is _____ and
(AMOUNT)

unpaid penalties and interest are _____.
(AMOUNT)

(SIGNATURE)

(AFFIANT)

(COMPANY)

(ADDRESS)

(CITY/STATE/ZIP CODE)

(DATE)

Sworn to and subscribed before me this _____ day of _____ 20__.

(SEAL)

(NOTARY)

My Commission Expires:

(DATE)



Union County Land Reutilization Corporation

NON-DISCRIMINATION AND EQUAL EMPLOYMENT OPPORTUNITY AFFIDAVIT

THIS FORM MUST BE COMPLETED IN ITS ENTIRETY AND NOTARIZED

STATE OF OHIO
COUNTY OF UNION, SS:

_____ being first duly sworn, deposes and
says that _____ (NAME)

he/she is _____ of _____ the
party (TITLE) (COMPANY)

that made the foregoing proposal; that such party as bidder does not and shall not discriminate against any employee or applicant for employment because of race, religion, color, sex, or national origin. If awarded the bid and contract under this proposal, said party shall take affirmative action to ensure that applicants are employed and that employees are treated, during employment, without regard to their race, religion, color, sex, or national origin. If successful as the lowest and best bidder under the foregoing proposal this party shall post non-discrimination notices in conspicuous places available to employees and applicants for employment, setting forth the provision of this affidavit.

Furthermore, said party agrees to abide by the assurances found in Section 153.59 of the Ohio Revised Code in the Contract Provisions with the Owner if selected as the successful bidder by the owner.

(SIGNATURE)

(AFFIANT)

(COMPANY)

(ADDRESS)

(CITY/STATE/ZIP CODE)

(DATE)

Sworn to and subscribed before me this _____ day of _____ 20__.

(SEAL)

(NOTARY)

My Commission Expires:

(DATE)



Union County Land Reutilization Corporation

NON-COLLUSION AFFIDAVIT

THIS FORM MUST BE COMPLETED IN ITS ENTIRETY AND NOTARIZED

STATE OF OHIO
COUNTY OF UNION, SS:

_____ being first duly sworn, deposes and says
that _____ (NAME)
he/she is _____ or authorized representative of _____ or is the
(COMPANY) (TITLE)
the party submitting this bid; that such bid is genuine and not collusive or sham; that said bidder has not colluded,
conspired, connived, or agreed, directly or indirectly, with any other bidder or person, to submit a sham bid, or
refrain from bidding; has not in any manner, directly or indirectly sought by agreement or collusion, or
communication or conference, with any person, to fix the bid price of the affiant or any other bidder, to fix any
overhead, profit or cost element of the said bid price, or of that of any other bidder; to secure any advantage against
the County of Union or any person or persons interested in the proposed contract; that all statements contained in
the said proposal of the bid are true and that, such bidder has not, directly or indirectly submitted this bid, or the
contents thereof, or divulged information or data relative thereto to any other potential bidder. Further, Affiant
affirms that no county or city employee, nor any member of the Union County Land Reutilization Corporation has
any financial interest in this company, or the bid being submitted.

(SIGNATURE)

(AFFIANT)

(COMPANY)

(ADDRESS)

(CITY/STATE/ZIP CODE)

(DATE)

Sworn to and subscribed before me this _____ day of _____ 20__.

(SEAL)

(NOTARY)

My Commission Expires:

(DATE)



Union County Land Reutilization Corporation

NO FINDINGS FOR RECOVERY AFFIDAVIT

THIS FORM MUST BE COMPLETED IN ITS ENTIRETY AND NOTARIZED

STATE OF OHIO
COUNTY OF UNION, SS:

I _____, _____, _____
(NAME) (TITLE) (NAME OF COMPANY)
affirm that at the time I submitted the bid for _____
(BID TITLE)
to the Union County Land Reutilization Corporation on _____,
that _____ has/has no unresolved
(NAME OF COMPANY) (CIRCLE ONE)
finding for recovery from the State Auditor per Ohio Revised Code Section 9.24.

(If there is an unresolved finding for recovery from the State Auditor, complete the following section)

The amount of unresolved findings for recovery due the State Auditor is _____
(AMOUNT)
and unpaid penalties and interest are _____.
(AMOUNT)

(SIGNATURE)

(AFFIANT)

(COMPANY)

(ADDRESS)

(CITY/STATE/ZIP CODE)

(DATE)

Sworn to and subscribed before me this _____ day of _____ 20__.

(SEAL)

(NOTARY)

My Commission Expires:

(DATE)



Union County Land Reutilization Corporation

AFFIDAVIT IN COMPLIANCE WITH SECTION 3517.13 OF THE OHIO REVISED CODE THIS FORM MUST BE COMPLETED IN ITS ENTIRETY AND NOTARIZED

STATE OF OHIO
COUNTY OF UNION, SS:

Personally appeared before me the undersigned, as an individual or as a representative of

_____ for
(NAME OF ENTITY)

a contract for _____
(TYPE OF PRODUCT OR SERVICE)

to be let by the Union County Land Reutilization Corporation, who, being duly cautioned and sworn, make the following statement concerning prohibited activities constituting a conflict of interest or other violations under Ohio Revised Code Section 3517.13, and further states that the undersigned has the authority to make the following representation on behalf of himself or herself or of the business entity:

1. That none of the following has **Individually** made within the previous twenty-four months and that, if awarded a contract for the purchase of goods or services aggregating more than \$10,000 in a calendar year, none of the following **Individually** will make, beginning on the date the contract is awarded and extending until one year following the conclusion of the contract, as an individual, one or more campaign contributions totaling more than \$1,000, to any member of the Union County Land Reutilization Corporation or their individual campaign committees:

- a. myself;
- b. any partner or owner of the partnership or other unincorporated business (if applicable);
- c. any shareholder of the professional association organized under Chapter 1785 of the Ohio Revised Code (if applicable);
- d. any trustee of the trust (if applicable);
- e. any administrator or executor of the estate (if applicable);
- f. any owner of more than 20% of the corporation or business trust (if applicable);
- g. each spouse of any person identified in (a) through (f) of this section;
- h. each child seven years of age to seventeen years of age of any person identified in divisions (a) through (f) of this section;

2. That none of the following have **collectively** made within the previous twenty-four months, and that, if awarded a contract for the purchase of goods or services aggregating more than \$10,000 in a calendar year, none of the following **collectively** will make, beginning on the date the contract is awarded and extending until one year following the conclusion of the contract, one or more campaign contributions totaling more than \$2,000, to any member of the Union County Land Reutilization Corporation or their individual campaign committees:

- a. myself;
- b. any partner or owner of the partnership or other unincorporated business (if applicable);
- c. any shareholder of the professional association organized under Chapter 1785 of the Ohio Revised Code (if applicable);
- d. any trustee of the trust (if applicable);
- e. any administrator or executor of the estate (if applicable);
- f. any owner of more than 20% of the corporation or business trust (if applicable);
- g. each spouse of any person identified in (a) through (f) of this section;
- h. each child seven years of age to seventeen years of age of any person identified in divisions (a) through (f) of this section;



Union County Land Reutilization Corporation

- i. any political action committee affiliated with the corporation, business trust, partnership, or other unincorporated business, association, estate, or trust identified in (a) through (f) of this section;
 - j. Any combination of persons identified in (a) through (i) of this section;
3. I do hereby acknowledge that knowingly making any false statement herein may subject me and/or the above-named entity to the penalties outlined in Section 3517.992 of the Ohio Revised Code.

Further, Affiant, sayeth naught.

(SIGNATURE)

(TITLE)

(DATE)

Sworn to and subscribed before me this _____ day of _____ 20__.

(SEAL)

(NOTARY)

My Commission Expires:

(DATE)



Union County Land Reutilization Corporation

CERTIFICATION AGAINST DEBARMENT AND SUSPENSION

THIS FORM MUST BE COMPLETED IN ITS ENTIRETY

The bidder hereby certifies, except as noted below, under penalty of perjury and under other such penalties as the laws of this state and the United States of America provide, that the company or any person associated therewith in the capacity of owner, partner, director, officer, principal investigator, project director, manager, auditor, or any position involving the administration of federal funds is **not** currently under suspension, debarment, voluntary exclusion or determination of ineligibility by any federal agency; that the company or any person associated therewith in the capacity of owner, partner, director, officer, principal investigator, project director, manager, auditor, or any position involving the administration of federal funds has **not** been suspended, debarred, voluntarily excluded or determined ineligible by any federal agency within the past three (3) years; that the company or any person associated therewith in the capacity of owner, partner, director, manager, auditor, or any position involving the administration of federal funds does **not** have a proposed debarment pending; that the company or any person associated therewith in the capacity of the owner, partner, director, officer, principal investigator has **not** been indicted, convicted, or had a civil judgement rendered against the company, or themselves by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past three (3) years.

If there are exceptions to any of the above clauses, please set out the exceptions on the lines below. Exceptions will not necessarily result in denial of award but will be considered in determining bidder responsibility. For any exception noted, indicate below to whom it applies, the initiating agency and dates of action. Providing false information may result in criminal prosecution or administrative sanctions.

Execution of this proposal on the signature portion thereof shall constitute also the signature of this certification as permitted by Title 28 United States Code, Section 1746.

(SIGNATURE)

(TITLE)

(DATE)

INTERNAL USE ONLY BELOW THIS LINE

<http://www.sam.gov> check performed on: _____, 20__

By: _____

Attached returned results from <http://www.sam.gov> check.



Union County Land Reutilization Corporation

CERTIFICATIONS (CORPORATION ONLY) THIS FORM MUST BE COMPLETED IN ITS ENTIRETY

I, _____ certify that I am _____
of the corporation named as supplier herein; that _____, who
signed this agreement on behalf of the supplier was then _____ of
said corporation and that said agreement was duly signed for and on behalf of said corporation by the authority of its
governing body and is within the scope of its corporate powers.

CORPORATE

(SEAL)

(SIGNATURE)

(TITLE)

(DATE)