



Paulding County Land Reutilization Corporation
115 N. Williams Street
Paulding, OH 45879
email: pauldingclrc@gmail.com

BID DOCUMENTS

DEMOLITION OF
101 N. MAIN STREET
GROVER HILL, OH 45849

PREPARED BY:

Maumee Valley Planning Organization
1300 E. Second Street, Suite 200
Defiance, OH 43512
419-784-3882

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LEGAL NOTICE

Sealed proposals for the “**Grover Hill Demolition Project 2019**” will be received by the Paulding County Land Reutilization Corporation at the County Commissioners Office, 115 N. Williams Street, Suite B-1 Paulding, OH 45879 until **4:00 p.m. on Tuesday, May 7, 2019**. The Bids will be opened and publicly read aloud at **8:30 a.m. on Wednesday, May 8, 2019** in the Office at the above address.

Scope of Work and Bid Documents may be secured from www.mvpo.org/pclrc.

This Project must be accompanied by either a bid bond in an amount of 10% of the bid 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 Paulding County Land Reutilization Corporation.

Bids shall be **SEALED AND MARKED** as Bid for: **Grover Hill Demolition Project 2019** and mailed or delivered to:

Paulding County Land Reutilization Corporation
115 N. Williams Street, Suite B-1
Paulding, OH 45879

Advertised: Tuesday, April 23, 2019 in the West Bend News, and online at www.mvpo.org/pclrc.

Paulding County Land Reutilization Corporation reserves the right to waive any informality or to reject any or all bids. Contractor agrees to sign contract within 14 days from notice that contract is ready for signatures. The Land Bank shall consider all of the contractor's rights arising out of the Land Bank's acceptance of the BID as abandoned after a 14-day period if the contract is not signed by the contractor. The Land Bank MAY offer the contract to the next lowest bidder.

Contractor understands that Land Bank will not accept bids from any contractor who has any incomplete demolition(s) Fifteen (15) days past Contract Termination Date from previously signed contracts.

Attention of bidders is called to all of the requirements contained in the Bid Packet, various insurance requirements, various equal opportunity provisions, and the Performance Bond Requirements.

After opening all bids, each one must be evaluated using the criteria established in the Invitation for Bid (IFB). Federal regulations require that the award be made to the lowest responsive and responsible bidder whose bid conforms to the bid document. Normal policy and legal guidelines provide that bids shall be awarded to the lowest responsive and responsible bidder who submits a responsive bid.

INSTRUCTIONS TO BIDDERS

1. **RECEIPT AND OPENING OF BIDS**: The Contracting Agency, Paulding County Land Reutilization Corporation (herein called the "Land Bank"), invites bids on the form attached hereto, all blanks of which must be appropriately filled in. Bids will be received by the Land Bank until **4:00 p.m. Tuesday, May 7, 2019** at said office and be publicly opened and read aloud. The envelopes containing the ***bids must be sealed***, addressed to the Paulding County Land Bank, and designated as bid for: **Grover Hill Demolition Project 2019**.

Land Bank may consider unacceptable any bid not prepared and submitted in accordance with the provisions hereof and reserves the right to waive any informalities or reject any and all bids. Any bid may be withdrawn prior to the above scheduled time for the opening of bids or authorized postponement thereof. Any bid received after the time and date specified shall not be considered. Contractor understands that Land Bank will not accept bids from any contractor who has any incomplete demolition(s) Fifteen (15) days past Contract Termination Date from previously signed contracts.

Land Bank may award the Demolition Contract for the Project to the lowest responsive and responsible bidder on the Project.

2. **CONTRACTOR FORMS**: Each contractor is required to submit to Land Bank for Land Bank to keep on file a W-9, Contractor Verification Form, Non-Collusion Affidavit, the Conflict of Interest Form, the Drug-Free Workplace Notification, Certification of Bidder Regarding Equal Employment Opportunity, Proof of Workers Compensation and a copy of required insurance papers. All of the above mentioned forms must be dated within the year the work is being completed. If the required forms are not on file, Contractor must submit forms with bid package.
3. **PREPARATION OF BID**: Each bid must be submitted on the prescribed form and accompanied by the: Bid Security and AFFIDAVIT REGARDING DEMOLITION SPECIFICATIONS. All blank spaces for bid prices must be filled in, in ink or typewritten, in both words and figures, and the foregoing Certifications must be fully completed and executed when submitted. In case of discrepancies of written words and figures, the prices written in words shall govern.

Each bid must be submitted in a sealed envelope, bearing on the outside, the name of the bidder, his/her address, and the name of the project for which the bid is submitted. If forwarded by mail, the sealed envelope containing the bid must be enclosed in another envelope addressed as specified in the bid form.

4. **METHOD OF BIDDING**: Land Bank invites a lump sum bid on the Project as indicated in the Bid Form. Bidder must bid on the entire Project in order for the bid to be considered for the Project. One contract will be executed for the Project by the successful bidder, after acceptance by Land Bank. Therefore, the Project need have one bid security and one performance bond encompassing the entire Project.
5. **QUALIFICATIONS OF BIDDER**: Land Bank make such investigations as it deems necessary to determine the ability of the bidder to perform the work, and the bidder shall

furnish to Land Bank all such information and data for this purpose as Land Bank may request. Land Bank reserves the right to reject any bid if the evidence submitted by, or investigation of, such bidder fails to satisfy Land Bank that such bidder is properly qualified to carry out the obligations of the contract and to complete the work contemplated therein. Conditional bids will not be accepted.

6. **BID SECURITY**: Each bid must be accompanied by letter of credit, cashier's check, certified check of the bidder, or a bid bond prepared on the form of the bid bond duly executed by the bidder as principal and having a surety company thereon approved by the Land Bank, in the amount of 10% of the bid. Such letters, checks or bid bonds will be returned to all except the three lowest bidders within thirty (30) days after the opening of the bids, and the remaining letters, checks or bid bonds will be returned promptly after the Land Bank and the accepted bidder have executed the contract, or, if no award has been made within thirty (30) days after the date of the opening of bids, upon demand of the bidder at any time thereafter, so long as he/she has not been notified of the acceptance of his/her bid. Attorneys-in-Fact who sign bid bonds or contract bonds must file with each bond a certified and effectively date copy of their power of attorney.
7. **AWARD OF BID**: Bid will be awarded at approximately 8:30 a.m. on Wednesday, May 8, 2019 in the Paulding County Commissioners office to the lowest responsive and responsible bid contingent upon approval of the Land Bank Board of Directors. Contractor agrees to sign contract within 14 days from notice that contract is ready for signatures. The Land Bank shall consider all of the contractor's rights arising out of the Land Bank's acceptance of the BID as abandoned after a 14-day period if the contract is not signed by the contractor. The Land Bank MAY offer the contract to the next lowest bidder. Contractor understands that Land Bank will not accept bids from any contractor who has any incomplete demolition(s) Fifteen (15) days past Contract Termination Date from previously signed contracts. The demolition of property CANNOT begin until 10-day EPA notices have been filed and completed, also all applicable terms and conditions listed herein have been met.
8. **CONDITIONS OF WORK**: Each bidder must inform himself/herself fully of the conditions relating to the Project and the employment of labor thereon. Failure to do so will not relieve a successful bidder of his/her obligation to furnish all material and labor necessary to carry out the provisions of his/her contract. Insofar as possible, the contractor in carrying out the work must employ such methods or means as will not cause any interruption of or interference with the work of any other contractor.
9. **OBLIGATION OF BIDDER**: At the time of the opening of bids, each bidder will be presumed to have inspected the sites and to have read and to be thoroughly familiar with the Scope of Work and contract documents (including all addenda(s)). The failure or omission of any bidder to examine any form, instrument or document shall in no way relieve any bidder from any obligation in respect of his/her bid.
10. **EXAMINATION OF SITE**: Each bidder shall, and is hereby directed to, inspect any site of the proposed work and judge for himself/herself as to all the circumstances affecting the cost and progress of the work and shall assume all patent and latent risks in connection herewith.

11. **SOIL CONDITIONS**: Subject to the convenience of Land Bank, prospective bidders will be permitted to explore the site by making borings or digging test pits. In such event, the work shall be done at the sole expense and risk of the bidder, and he shall maintain and restore the site to original condition.

Land Bank does not guarantee the condition of the soil that may be encountered in the prosecution of the proposed work, neither does Land Bank represent that the specifications drawn are based upon any data so obtained. Land Bank does not make any representation as to the soil which may be encountered or of soil or water which underlies the work or is adjacent thereto, including any difficulties that may be due to quicksand, or other unfavorable conditions that may be encountered in the work, whether apparent upon surface inspection or disclosed in the process of carrying forward the work.

FINAL GRADE, SEED AND STRAW: It is the desire of Land Bank that we leave our demolition sites in a condition that improves the visual appearance and value of the property and surrounding neighborhoods. Site must be free from debris, tires, rocks and other foreign materials. Site grade must match existing grade unless otherwise instructed. Contractors **MUST** use specified grass seed provided by Land Bank.

12. **WORKING FACILITIES**: The bidders must fully apprise themselves of the conditions and difficulties that may be encountered in the execution of the Work at this site.
13. **ADDENDA AND INTERPRETATIONS**: No official interpretation of specifications or other pre-bid documents will be made to any bidder orally.

Every request for such interpretation should be in writing addressed to the Paulding County Land Reutilization Corporation, 115 N. Williams Street, Suite B-1 Paulding, OH 45879 to be given consideration. Any and all such interpretations and any supplemental instructions will be in the form of written addenda to the specifications which, if issued, will be distributed by e-mail only, not later than three (3) days prior to the date fixed for the opening of bids. Failure of any bidder to receive any such addendum or interpretation shall not relieve such bidder from any obligation under his/her bid as submitted. All addenda(s) so issued shall become part of the contract documents.

14. **WATER SUPPLY**: All water for demolition purposes, as well as the expense of having water conveyed about the work, must be provided by the Bidder and the cost of this work shall be included in the price stipulated for the work to be done under this contract.

The source, quality and quantity of water furnished shall, at all times, be satisfactory to Land Bank to keep the dust levels to a minimum.

15. **INSPECTIONS**: Contractor is responsible to obtain all required signatures on Demolition Inspection Sheet and submit said sheet with final invoice.
16. **POST DEMO SITE CONDITION**: It is the desire of the Paulding County Land Bank that we leave our demolished sites in a condition that improves the visual appearance and value of the property and surrounding neighborhoods.

All foundation materials must be removed including masonry, stove concrete, tile bank-run

gravel, brick, wood, plastics, old plaster, floor tile and similar rubble unless specified.

All fill material must be clean and free of debris, garbage, tile, block, ceramic, wood, brick, large rocks, plants, etc. Fill must meet Land Bank Standards.

Two inches of Screened CLEAN Top Soil (soil free from all debris with rocks no larger than $\frac{3}{4}$ inch in diameter) or graded and raked/ soil preperator MUST be used for final grade of site to insure grade is smooth and level, free of all tree roots, ruts, divots, free from all tire and excavator tracks and site must be free from all voids. Site grade must match existing grade unless otherwise specified.

If the weather does not permit the final grade, seed and straw, Land Bank will withhold ten percent (10%) of total bid price until work has been completed.

17. **SIGNATURE OF BIDDERS**: The firm, corporate or individual name of the bidder must be signed in ink in the space provided for the signatures on the proposed blanks. In case of a corporation, the title of the officer signing must be stated and such officer must be thereunto duly authorized and the seal of said corporation duly affixed. In the case of a partnership, the signature of at least one of the partners must follow the firm name, using the term "member of the firm." In case of a Limited Liability Company ("LLC"), the signature of at least one of the members must follow the company name, using the term "authorized member of company." In the case of an individual, use the terms "doing business as" or "sole owner."

The bidder shall further state, in his proposal, the name and address of each person or corporation interested therein.

18. **NOTICE OF SPECIAL CONDITIONS**: Attention of the bidder is particularly called to those parts of the General Contract Conditions and other contract documents and specifications which deal with the following:
- A bid security in the amount of at least Ten Percent (10%) of the bid for the Project
 - A Performance Bond in the amount of One Hundred Percent (100%) of the Project Contract Price
 - Insurance requirements
 - Requirement that all subcontractors be approved by the municipality where the demolition will be taking place
 - Time-for-completion and liquidated damages requirements
 - Safety standards
 - Contractor's responsibility to obtain permits
 - The Contractor must be registered with municipality or township as required by local ordinance where the demolition is to take place or with the county where none exist
19. **ADDITIONAL OBLIGATIONS UPON CONTRACT AWARD**: Upon award of the Contract, but prior to its execution, the contractor shall submit all of the following documents, completed as required (see the Notice of Award / Notice to Proceed):
- Acceptance of Notice of Award / Notice to Proceed
 - Contract Documents
 - A Performance Bond in the amount of One Hundred Percent (100%) of the Project

Contract Price.

- d. The contractor shall notify the Ohio Environmental Protection Agency by filling out the Notification of Demolition and Renovation and SUPPLY THE Land Bank WITH A COPY of said form.
- e. Completed Affidavit Regarding Demolition Specifications

20. **OBLIGATIONS UPON COMPLETION OF CONTRACT:** Upon completion of the Contract, but prior to payment, the contractor shall submit all of the following documents:

- a. Complete Invoice
- b. Before, during, foundation, sewer tap and after pictures
- c. Copy of EPA Notice
- d. Asbestos waste records
- e. Waste removal records
- f. Completed Contractors Final Invoice, Release of Liens and Warranty form
- g. Completed Inspection Signature Sheet

21. **FOREIGN CORPORATIONS AND CONTRACTORS**

- a. Definition: "Foreign Corporation" means a corporation incorporated under the laws of another state. No contract shall be entered into with a foreign corporation until the Secretary of State has certified that such corporation is authorized to do business in Ohio; and until, if the bidder so awarded the Contract, is a person nonresident of this State, such person has filed with the Secretary of State Power of Attorney designating the Secretary of State as its agent for the purpose of accepting service of summons in any action brought to enforce the bond(s) of this Project under Sections 4123.01 to 4123.94, inclusive of the Revised Code.

BIDDING FORMS

BID GUARANTY

KNOW ALL MEN BY THESE PRESENTS, That we, the undersigned

(Name and Address)

As Principal and _____ as Surety are hereby held and firmly bound unto the Richland County Land Reutilization Corporation as Obligee in the penal sum of ten percent (10%) of the dollar amount of the Total Project Bid submitted by the Principal to the Obligee on _____, 2019 to undertake demolitions under the Project known as: Grover Hill Demolition Project 2019.

The penal sum referred to herein shall be ten percent (10%) of the dollar amount of the Principal's total bid to the Obligee, made by the Principal on the date referred to above to the Obligee, which are accepted by the Obligee. In no case shall the penal sum be less than ten percent (10%) of the Total Project Bid for the Principal of

_____ dollars (\$_____).

For the payment of the penal sum well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns.

THE CONDITIONS OF THE ABOVE OBLIGATION IS SUCH that whereas the above named Principal has submitted a bid on the above referenced project:

NOW, THEREFORE, if the Obligee accepts the bid of the Principal and the Principal fails to enter into a proper contract in accordance with the bid, plans, details, and specifications; and in the event the Principal pays to the Obligee the difference of ten percent (10%) of the penalty hereof between the amount specified in the bid and such larger amount for which the Obligee may in good faith contract with the next lowest bidder, as authorized by law, to perform the work covered by the bid; or in the event the Obligee does not award the contract to the next lowest bidder and resubmits the project for bidding, the Principal will pay the Obligee the difference of ten percent (10%) of the penalty hereof between the amount specified in the bid, or the costs, in connection with the resubmission, of printing new contract documents, required advertising and printing and mailing notices to prospective bidders, whichever is less, then this obligation shall be void; otherwise to remain in full force and effect, if the Obligee accepts the bid of the Principal and the Principal within ten (10) days after the awarding of the contract enters into a proper contract and furnishes the Performance Bond in accordance with bid documents and the applicable plans, details, and specifications.

SIGNATURE

To the best of my knowledge, the information provided in this application is true and in compliance with Land Bank Policies and Procedures. I understand that the Land Bank board will review this request and confirm that it is in compliance with these Policies and Procedures, as well as existing Land Bank and neighborhood plans. I also understand that this form is a statement of interest only. Submitting it does NOT commit Land Bank to transfer property.

Signature of Applicant: _____ Date: _____

Subscribed and sworn to before me this _____ day of _____, 2019.

Notary Public

DELINQUENT PERSONAL PROPERTY TAX AFFIDAVIT**Grover Hill Demolition Project 2019**

STATE OF Ohio
COUNTY OF Paulding

I, _____ (Affiant),
_____ (Title) of _____ (the
"Bidder"), after being cautioned and sworn, represent to the Paulding County Land Reutilization
Corporation the following: (check the appropriate statement)

- ☐ At the time the Proposal was submitted, the Bidder was not charged with delinquent personal property taxes on the General Tax Lists of Personal Property of Paulding County, Ohio.

OR

- ☐ At the time the Proposal was submitted, the Bidder was charged with delinquent personal property taxes on the General Tax Lists of Personal Property Paulding County, Ohio and that the amounts of such due and unpaid delinquent taxes, including due and unpaid penalties and interest, are set forth below:

Taxes:	Penalties and Interest:	Counties:
\$ _____	\$ _____	_____
\$ _____	\$ _____	_____
\$ _____	\$ _____	_____

Signature of Affiant: _____ Date: _____
Subscribed and sworn to before me this _____ day of _____, 2019.

Notary Public

NONCOLLUSION AFFIDAVIT**Grover Hill Demolition Project 2019**

STATE OF Ohio
COUNTY OF Paulding

I, _____ (Affiant),
_____ (Title) of _____ (the
"Bidder"), after being cautioned and sworn, represent to the Paulding County Land Reutilization
Corporation the following:

1. The bid price contained in the Bidder's Proposal for the Project has been arrived at independently without collusion, consultation, communication, or agreement for the purpose of restricting competition as to any matter relating to such bid price with any other bidder or third party.
2. Unless otherwise required by law, neither the bid price nor the Proposal has been knowingly disclosed by the Bidder and will not knowingly be disclosed by the Bidder prior to the bid opening, directly or indirectly, to any other bidder or to any third party that would have any interest in the bid price.
3. No attempt has been made or will be made by the Bidder to induce any other individual, partnership, or corporation to submit or not to submit a bid for the purpose of restricting competition.

Signature of Affiant: _____ Date: _____
Subscribed and sworn to before me this _____ day of _____, 2019.

Notary Public

AFFIDAVIT OF AUTHORITY

Grover Hill Demolition Project 2019

STATE OF Ohio
COUNTY OF Paulding

I, _____ (Affiant),
_____ (Title) of _____ (the
"Bidder"), after being cautioned and sworn, state the following:

1. I am the Secretary of _____ (the "Company"), a corporation organized and existing under the laws of the State of Ohio.
2. I am familiar with the records of the Company.
3. _____ (name of officer) is authorized to sign the Proposal and to execute a contract on behalf of the Company for the above-referenced project.

Signature of Affiant: _____ Date: _____
Subscribed and sworn to before me this _____ day of _____, 2019.

Notary Public

LIST OF SUBCONTRACTORS

Grover Hill Demolition Project 2019

Note: *The bidder must perform at least 50% of the total contract cost with its own forces.*

Complete the following information for all subcontractors who will be employed on the Project:

1. Name of Subcontractor:

Federal Identification Number: _____

Address: _____

Type of Work Subcontractor to Provide:

Approximate Percentage of the Contract Cost to be Performed by Subcontractor: ____%

Experience Record: _____

2. Name of Subcontractor:

Federal Identification Number: _____

Address: _____

Type of Work Subcontractor to Provide:

Approximate Percentage of the Contract Cost to be Performed by Subcontractor: ____%

Experience Record: _____

3. Name of Subcontractor:

Federal Identification Number: _____

Address: _____

Type of Work Subcontractor to Provide:

Approximate Percentage of the Contract Cost to be Performed by Subcontractor: ____%

Experience Record: _____

4. Name of Subcontractor:

Federal Identification Number: _____

Address: _____

Type of Work Subcontractor to Provide:

Approximate Percentage of the Contract Cost to be Performed by Subcontractor: ____%

Experience Record: _____

5. Name of Subcontractor:

Federal Identification Number: _____

Address: _____

Type of Work Subcontractor to Provide:

Approximate Percentage of the Contract Cost to be Performed by Subcontractor: ____%

Experience Record: _____

DEMOLITION SPECIFICATIONS

Project Address: 101 N. Main Street Grover Hill, OH 45849	
Parcel ID:	26-08S-027-00
Property Type:	Commercial Retail
Building Size:	7,104 Square Feet
Lot Size:	Unknown
Basement Size:	Unknown
<i>The asbestos inspection was completed, and abatement is required for 3 square feet of asbestos paper. Please note that you will have to coordinate with the abatement contractor to schedule the demolition dates and comply with the 10-day EPA Notification.</i>	



Provide all necessary labor and material to complete the following scope of work. Notify Maumee Valley Planning Organization of any unique site conditions that require immediate discussion.

PLEASE READ THE SPECIFICATIONS IN THEIR ENTIRETY BEFORE SUBMITTING A BID.

1. Demolish structure(s) and remove all structural elements, including basement walls/foundations (if any) unless otherwise noted. Haul debris to an appropriate landfill. Contractor is responsible to remove and properly dispose of brush and debris located close to the structure as required to provide access to the structure and to allow for fill and finish grading as described below. Brush and debris located outside of the impacted area need not be disposed of. If sidewalks are damaged during the demolition and/or restoration process, it will be the responsibility of the contractor to replace the damaged portions.
2. Remove existing pavement in driveway area, service walks, and patios within property lines (do not remove sidewalks).
3. Note regarding wells: If present, the well is to be abandoned in accordance with the requirements of the Ohio Department of Health by a State licensed contractor.
4. Notes regarding septic:
 - a. If present, the septic is to be emptied by a licensed septic pumper.
 - b. Then, the bottom sides and top of the tank should be collapsed in a manner to prevent accumulation of rain or groundwater.
5. After the removal of the building materials and structural elements, all removed items shall be undercut to suitable material and then backfilled with approved clean fill material and compacted in lifts sufficient to prevent uneven settlement.
6. Provide a finished site that is level and free of construction debris, brush, and trash. The Contractor shall seed the site and provide a cover of straw. The Contractor is responsible for ensuring that grass is growing on site and that the site is sufficiently level and debris-free to safely allow mowing. For winter projects, the Contractor is responsible for returning the site to the above described site finish, when conditions allow. Please note that seeding and straw will need to be invoiced SEPARATELY from the demolition unless otherwise noted.
7. Notes regarding fences: Remove any fencing segments or freestanding fences unless otherwise noted.

GENERAL SPECIFICATIONS
CONTRACTOR MUST:

1. Provide copies of Worker Compensation and General Liability Insurance prior to signing a contract. The Certificate holder is the Paulding County Land Reutilization Corporation, 115 N. Williams Street, Suite B-1 Paulding, OH 45879.
2. Complete and submit the required 10-day notification to the EPA along with required fee. Please note that the Notification Fee will be the responsibility of the contractor. Contact Maumee Valley Planning Organization (MVPO) at 419-784-3882 or planner2@mvpo.org for the asbestos survey information. The Contractor MUST submit a signed copy of the EPA Notification to MVPO before receiving a Notice to Proceed.
3. Obtain at the contractor's expense any other required permits, including, but not limited to: demolition, well sealing, and septic pumping; or provide documentation that a demolition permit is not required at the property.
4. Notify MVPO and adjacent neighbors of the date and time of the demolition at least 24 hours prior to commencing work.
5. Perform demolition during normal work hours, defined as Monday through Friday between 8:00 a.m. and 6:00 p.m. Photographs during demolition must be submitted prior to issue of payment or submission of an invoice.
6. Secure all necessary permits including, but not limited to: demolition, well sealing, and septic pumping.
7. Coordinate work performed to have utilities shut off for project location. Ensure there is no loss of utilities to surrounding properties.
8. Begin and complete contract work within the contract dates. MVPO reserves the right to cancel the contract if not completed with the time limitations of this contract without making substitutions or payments for work not completed. Change orders are REQUIRED for any changes in scope to the original bid. Contact MVPO with questions and/or changes.
9. Properly bulkhead sewer connection (if applicable).
10. Notify the Ohio Utility Protection Service (OUPS) in a timely manner.
11. Provide protection, warning signs, barricades, fall protection, and take all necessary precautions to protect workers and bystanders. Eliminate unnecessary hazards before leaving the jobsite at the end of the day. Hazards such as missing sidewalks and debris must be barricaded with yellow caution tape.
12. Reinstall fall protection and safety precautions at the end of each workday if removed during that day.
13. The Contractor shall provide MVPO with **verified original receipts from an approved land fill or dump site** prior to issue of payment or submission of an invoice, as an additional condition of payment for work performed, as evidence that all waste material from the job site contracted herein was disposed of in a proper manner. Receipts shall bear the job address, location of the land fill or dump site, cubic yardage dumped, and must also bear the signature of the Contractor's driver. In the event that such land fill receipts are not provided, MVPO shall withhold payment until received and approved thereof.
14. Minimize noise, dust, and inconvenience to neighbors. The Contractor will provide labor and use hoses to prevent the discharge of visible emissions to the outside air throughout demolition.
15. The following items are to be carefully removed and set aside for disposition by MVPO or a designated representative: N/A

BID AGREEMENT

Do not proceed until a written Notice to Proceed has been issued by the Paulding County Land Reutilization Corporation.

SCHEDULE OF PRICES

Building Demolition and Site Restoration at
101 N. Main Street Grover Hill, OH 45849

Item	Amount
*Demolition and lawful disposal of all structural elements, including basement walls/foundation	
Removal of brush surrounding structure	
Compacted backfill to existing grade	
Site restoration (top soil, seeding, straw)	
TOTAL	

**Include EPA fee and other permitting fees in this amount.*

Bidder agrees to provide all necessary labor and materials to complete the scope of work outlined for the sum of:

\$ _____

Proposal Submitted by (Company): _____

Company Contact: _____ Date: _____

Company Address: _____

Company Email: _____ Phone: _____

By signing below, I confirm that I have read the Demolition Specifications in their entirety and I agree to the terms set forth in this document:

Signature: _____

The Bidder understands and agrees that all work to be performed under the Agreement shall be complete by _____ 2019 unless an extension of time is granted by the Paulding County Land Reutilization Corporation Board of Directors.

REPRESENTATIONS OF THE BIDDER

The Bidder represents the following:

1. The Bidder has read and understands the contract documents and understands that it must comply with all requirements of the contract documents, regardless of whether the Bidder has actual knowledge of the requirements and regardless of any statement or omission made by the Bidder which might indicate a contrary intention.
2. The Proposal is based upon the items specified by the contract documents.
3. The Bidder has visited the site, become familiar with local conditions, and has correlated personal observations about the requirements of the contract documents. The Bidder has no outstanding questions regarding the interpretation of the contract documents.
4. The Bidder has submitted the following in connection with this Proposal and the information contained therein is complete and accurate:
 - a. Bid Guaranty
 - b. Delinquent Personal Property Tax Affidavit
 - c. Noncollusion Affidavit
 - d. Affidavit of Authority (if Bidder is a corporation)
 - e. List of Subcontractors
5. The Bidder understands that it must furnish any other information requested by the Paulding County Land Reutilization Corporation.

GENERAL DEMOLITION CONTRACTOR REQUIREMENTS

FOR

PAULDING COUNTY LAND REUTILIZATION CORPORATION

INSTRUCTIONS TO BIDDERS

(PROJECT SUMMARY)

PAULDING COUNTY LAND REUTILIZATION CORPORATION DEMOLITION OF LAND BANK OWNED OR NUISANCE PROPERTY

PROJECT SUMMARY:

PAULDING COUNTY LAND REUTILIZATION CORPORATION is seeking proposals to perform the demolition and removal of the PAULDING COUNTY LAND REUTILIZATION CORPORATION/Municipally-owned or Nuisance structures and/or with any accessory structures.

A. EXAMINATION OF SPECIFICATIONS AND SITE

Before submitting each bid, each bidder shall carefully read the specifications and all other contract documents and visit the site(s) of the work. Each bidder shall fully inform himself prior to bidding as to all existing conditions and limitations under which the work is to be performed and shall include in the bid a sum to cover the cost of all items necessary to perform the work as set forth in the contract documents. No allowance will be made to any bidder because of lack of such examination or knowledge. The submission of each bid shall be construed as conclusive evidence that the bidder has made such examination.

B. PROPOSALS

Each individual proposal shall be submitted on the forms included in this package.

Where a bidder is a corporation, proposals must be signed with the legal name of the State of Ohio incorporation and the legal signature of the officer authorized to bind the corporation to a contract.

C. WITHDRAWAL OF BIDS

Any bidder may withdraw his bid, either personally or by written request, at any time prior to the opening of bids. All bids shall be held open for acceptance by the PAULDING COUNTY LAND REUTILIZATION CORPORATION for a period of thirty (30) days after the date set for the opening thereof.

D. BIDS

Contractor shall submit a proposal for the work stipulated in the "Demolition Specifications" for the work they only are qualified to perform, through previous experience and having responsible management. Proposals will be accepted or considered by the PAULDING COUNTY LAND

REUTILIZATION CORPORATION, as solicited in the bid documents.

E. AWARD OR REJECTION OF BIDS

The PAULDING COUNTY LAND REUTILIZATION CORPORATION reserves the right to accept or reject any or all bids and to accept the bid that the PAULDING COUNTY LAND REUTILIZATION CORPORATION in its judgment deems the lowest and best bid.

F. EXECUTION OF AGREEMENT AND INSURANCE

The bidder, to whom the contract is awarded by the PAULDING COUNTY LAND REUTILIZATION CORPORATION, shall within ten (10) days after notice of award and receipt of agreement forms from the PAULDING COUNTY LAND REUTILIZATION CORPORATION, sign and deliver to the PAULDING COUNTY LAND REUTILIZATION CORPORATION all required copies of the agreement.

The contractor shall have in full force and effect during the performance of this contract, public liability insurance and in the case of sub-contractors, carry a current Workmen's Compensation Certificate.

At or prior to the delivery of signed agreement, the contractor shall deliver to the PAULDING COUNTY LAND REUTILIZATION CORPORATION all applicable policies of insurance or insurance certificates as required by contract documents. All bonds and policies or certificates of insurance shall be in such form as approved by the PAULDING COUNTY LAND REUTILIZATION CORPORATION before the successful bidder may proceed with the work.

G. INTERPRETATION OF CONTRACT DOCUMENTS PRIOR TO BIDDING

If any person contemplating submitting a bid for the construction of the work is in doubt as to the true meaning of any part of the contract documents or finds discrepancies in or omissions from any part of the contract documents, he may submit to the PAULDING COUNTY LAND REUTILIZATION CORPORATION a written request for an interpretation or correction thereof not later than two (2) business days before the bids are to be opened. Address all communications regarding this work to Maumee Valley Planning Organization (MVPO), c/o Emma Kirkpatrick, 1300 E. Second Street, Suite 200 Defiance, OH 43512, planner2@mvpo.org, or 419.784.3882.

Any interpretation or correction of the contract documents will be made only by addendum and will be mailed or delivered to each bidder of record. The PAULDING COUNTY LAND REUTILIZATION CORPORATION office will not be responsible for any oral explanations or interpretations of the contract documents.

H. PROPOSAL DATE AND DELIVERY

Each individual bid shall be made as instructed in the Invitation to Bid as solicited by MVPO on behalf of the PAULDING COUNTY LAND REUTILIZATION CORPORATION.

GENERAL STANDARDS

A. General Provisions

1. The contractor shall comply with all laws, ordinances, regulations and rules promulgated by the jurisdiction in which work is to be performed.
2. The contractor will comply with all statutory provisions and regulations with reference to the performance of the work, and establishing a contained and secure site during installation, and particularly agrees that he will place proper site restraints during periods of non-construction.
3. The contractor shall secure and have in full force and effect during the performance of this contract, public liability insurance and a current Workmen's Compensation Certificate, (as applicable in the case of subcontractor.)
4. The contractor _____ shall/_____ shall not secure and submit with the contract a one hundred (100%) percent Performance Bond in the form included in this document. Performance bonds will be required at the discretion of the PAULDING COUNTY LAND REUTILIZATION CORPORATION.
5. All work under this contract is subject to inspection and acceptance by the PAULDING COUNTY LAND REUTILIZATION CORPORATION as to compliance with the specifications and any non-complying work or imperfect work and/or materials that is discovered before final acceptance shall be corrected or replaced immediately on demand of the PAULDING COUNTY LAND REUTILIZATION CORPORATION staff, notwithstanding it may have been overlooked by an interim inspector.
6. Stone shale is not an acceptable backfill material.
7. The contractor shall provide a finished site that is level and free of debris, including along lot lines. The contractor shall seed the site with slow growing grass at a rate of 6 lb. per 1000 sq.ft. and provide a cover of straw. The contractor is responsible for insuring that grass is growing on the site and that the site is sufficiently level and debris-free so that the site may be safely mowed. For winter projects, the contractor is responsible for returning to the site when conditions allow and providing the above described site finish.
A ten percent (10%) retainage may be held until site finish is completed.

8. B. Insurance Required

- A. Insurance requirements for demolition contracts are as follows with the PAULDING COUNTY LAND REUTILIZATION CORPORATION named as an additional insured:

- | | | | |
|----|---|-----------------|----------------|
| 1. | Bodily Injury | Each Occurrence | \$1,000,000.00 |
| | | Aggregate | \$1,000,000.00 |
| 2. | Accidental Death | Each Occurrence | \$1,000,000.00 |
| | | Aggregate | \$1,000,000.00 |
| 3. | Property Damage | Each Occurrence | \$1,000,000.00 |
| | | Aggregate | \$1,000,000.00 |
| 4. | As further required in the demolition contract. | | |

ASBESTOS REPORT



September 4, 2018

Ms. Emma Kirkpatrick
Paulding County Land Bank
1300 E. Second Street, Suite 200
Defiance, Ohio 43512
Phone: 419-784-3882; Email: planner2@mvpo.org

RE: Pre-Demolition Survey – 101 N. Main Street, Grover Hill, Ohio 45879

Dear Ms. Kirkpatrick,

At your request, on Wednesday, August 29, 2018 HazCorp inspected the building located at 101 N. Main Street, Grover Hill, Ohio 45879.

Address:	101 N. Main Street, Grover Hill, Ohio 45879		
Inspection Date:	08/29/18		
Inspection Type:	Pre-Demolition		
Occupied or Unoccupied?	Occupied: <input type="checkbox"/> Unoccupied: <input checked="" type="checkbox"/>		
Build Date:	1930		
Owner:	Robert Dean Wimberly		
Size of Building:	15,800 SF		
Stories:	Two (2) storied with a partial basement under the south half		
Condition:	Poor		
Exterior Siding Material:	Brick		
Suspect ACM:	Hard Plaster, Drywall-Joint Compound, 1x1 Ceiling Tiles, 2x4' Ceiling Panels, 12" Floor Tile, Linoleum, Door Caulk, Electrical Wiring, Asbestos Paper, and Roofing Material.		
Asbestos Found:	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		
ACM Identified:	Door Caulk and Asbestos Paper		
Basement/Crawlspace:	Partial Basement	Accessible - Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> N/A: <input type="checkbox"/>	
Vermiculite Identified?	Yes: <input type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/>		

Description of the Building

The building is located at the corner of N. Main Street and E. Jackson Street in Grover Hill, Ohio. The property was reported as recently been utilized as an auction house, but appeared to have been vacant for some time.

The building is two (2) storied with a partial basement under the south half. The basement was inaccessible (missing stairs and flooded) at the time of the inspection. There is also a shed/warehouse added to the east side of the building and a lean-to attached to the north half of the building. There are

at least three (3) furnace systems in this building (these are conventional forced air furnaces; there was no boiler associated with this building. One of the forced air furnaces had asbestos paper on the top of the furnace; the duct work was bare sheet metal.

The following materials were assessed and sampled:

- 13,200 SF of hard plaster (type 1) on the walls and ceilings throughout,
- 240 SF of hard plaster (type 2) on the walls of the middle room of the west portion,
- 206 SF of drywall-joint compound in the 1st floor restroom,
- 132 SF of 1x1' ceiling tiles in the north office by the west entrance,
- 1,000 SF of 2x4' ceiling panels in the northwest area of the west portion,
- 132 SF of 12" floor tile in the north office by the west entrance,
- 50 SF of linoleum in the 2nd floor bathroom,
- <1/8 CF of door caulk on southeast door,
- 5 CF of electrical wiring throughout,
- 3 SF of asbestos paper on top of the furnace in the northeast area of the west portion, and
- 13,000 SF three (3) colors of roofing material.

No other building materials were discovered which were suspect for asbestos. As noted above the basement was inaccessible due to missing stairs and flooding. If any suspect asbestos-containing materials are identified during the demolition process work should be halted until the material in question can be assessed and analyzed to determine its asbestos content.

Regulations Pertinent to the Survey

The United States Environmental Protection Agency National Emission Standards for Hazardous Air Pollutants (NESHAPs) regulations are the primary regulations governing asbestos-containing building materials in the United States as found within 40 CFR Part 61, Subpart M. Asbestos is recognized as a Hazardous Air Pollutant under these regulations. All friable asbestos-containing materials or non-friable materials that may become friable during the demolition or renovation process must be removed or properly addressed prior to these actions being undertaken.

The Ohio EPA also has regulations found in the Ohio Administrative Code (OAC) 3745-20. These pertain primarily to demolition and renovation.

As of January 1, 2018 the Ohio Department of Health asbestos program was transferred to the Ohio Environmental Protection Agency. All ODH asbestos rules were transferred, however, Department of Health Clarification Letters were not transferred.

The inspection was also done to comply with the Occupational Safety and Health Administration asbestos standard for the construction industry (29 CFR 1926.1101) and the Ohio EPA (formerly ODH) Regulations found in OAC 3701-34.

The survey was done to comply with the USEPA's NESHAPs regulations and OSHA regulations prior to renovation of the laboratory.

Licensing of individuals involved in asbestos inspections, air monitoring, project design, and removal of regulated asbestos-containing materials in the State of Ohio is regulated by the Ohio EPA.

The collection of samples was done to comply with the Asbestos Hazard Emergency Response Act found in 40 CFR 763 Subpart E and the Ohio Regulations previously cited.

The inspection was performed by a Certified Asbestos Hazard Evaluation Specialist licensed through the Ohio Environmental Protection Agency.

Common Abbreviations found within this Report

ACM	Asbestos Containing Material	AHERA	Asbestos Hazard Emergency Response Act of 1986	CT/CP	Ceiling Tiles/Ceiling Panels
DW-JC	Drywall-Joint Compound	FT	Floor Tile	HA	Homogenous Area
HP	Hard Plaster	NESHAPs	National Emission Standards for Hazardous Air Pollutants	OAC	Ohio Administrative Code
ODH	Ohio Department of Health	OEPA	Ohio Environmental Protection Agency	OSHA	Occupational Safety and Health Administration
PACM	Presumed Asbestos Containing Material	RACM	Regulated Asbestos Containing Material	TSI	Thermal System Insulation
USEPA	United States Environmental Protection Agency				

General Information About Asbestos Containing Materials

Some uses of asbestos containing materials were banned in the 1970's and 1980's, these include: sprayed-on fireproofing, Thermal System Insulation (pipe or duct insulation), asbestos paper products, flooring felts and new uses of asbestos; however, a more thorough proposed ban by the USEPA was successfully fought by a group of industrial attorneys. Products not currently banned include: asbestos cement corrugated sheet, asbestos clothing, pipeline wrap, roofing felt, vinyl-asbestos floor tile, asbestos cement shingles, millboard, gaskets, non-roofing coatings and roofing coatings. However, the reality is that relatively few asbestos containing building materials have been manufactured or installed in the US in the past thirty years due to product liability issues.

Asbestos-Containing Materials and their Classification

The USEPA uses the terms friable and non-friable to categorize different types of asbestos-containing building materials. Materials that contain more than 1% asbestos and that, when dry, can be reduced to a powder via hand pressure are considered friable or RACM. These materials, if they are to be disturbed, must be removed by a licensed asbestos abatement contractor.

The term RACM includes:

- Friable asbestos-containing materials;
- Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading;

- Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to a powder by the forces expected to act upon the material in the course of demolition or renovation operations.

Non-Friable Category I materials include floor tiles and roofing felts and mastics. Normally, Category I non-friable materials do not become friable unless they are sanded, abraded, or ground-up.

Non-Friable Category II materials are cement products such as Transite shingles, corrugated Transite panels, and other products made with a mixture of Portland cement and asbestos and asbestos containing mastics. It is important to note that many Non-friable Category II materials can be made friable through the forces expected to act upon them during demolition of a structure. Almost all Category II non-friable materials except mastics must be removed from a structure prior to demolition.

Intact as defined by OSHA means “the ACM has not crumbled, been pulverized, or otherwise deteriorated so that the asbestos is no longer likely to be bound with its matrix.”

Sampling Methodology

OSHA adopted the USEPA’s sampling guidelines as outlined in the Asbestos Hazard Emergency Response Act of 1986.

According to AHERA protocol friable materials are divided into two categories:

1. Surfacing Materials: fireproofing, acoustical plaster, etc.
2. Thermal System Insulation: pipe insulation, pipe wrap, block insulation, batt insulation and mudded fittings.

Non-friable materials are included under:

Miscellaneous Materials: these include non-friable and friable materials that are not Surfacing Materials or Thermal System Insulation, such as: ceiling tile, drywall-joint compound systems, floor tile and mastic, roofing materials and Transite (cement products).

Under these rules, sampling areas are divided into homogeneous areas. Homogeneous areas or materials are defined as building materials that look alike, that appear to have been installed at the same time, and that are used for the same purpose.

When sampling surfacing materials the following protocol applies: the regulations require a specific number of samples be obtained per homogeneous area. For example, when sampling fireproofing or asbestos in hard plaster (sprayed-on or troweled-on Surfacing Materials) samples are to be taken based on the following increments:

- *0 to 1000 square feet of material, 3 samples are necessary;*
- *From 1001 to 5000 square feet, 5 samples are necessary;*
- *Over 5000 square feet, 7 samples are required.*

If during analysis any samples are found to contain asbestos, the entire homogeneous area is delineated as asbestos-containing material. The samples were taken according to the AHERA protocol which calls for random sampling of each homogeneous area.

When sampling Thermal System Insulation the following protocol applies: At least three (3) random samples shall be collected. As with all things there are exceptions to these rules. These include:

- Exception 1: Patch less than six square or linear feet – 1 sample is appropriate.
- Exception 2: Mudded fittings – the number of samples collected is determined by the inspector (the industry standard is three samples).
- Exception 3: Fiberglass, foam glass, rubber (*Armaflex*), *Styrofoam*, and other non-suspect materials can be determined by visual identification and touch; sampling is not required.

When sampling for Miscellaneous Materials-the AHERA regulations state that the samples shall be collected in a manner sufficient to determine the composition of the materials. The 3, 5, 7, sampling scheme used for surfacing materials usually applies and for factory made materials two (2) samples are considered sufficient.

Sampling

The samples taken from this building were either collected with a coring tool designed for asbestos sampling or placed into a plastic bag for laboratory analysis. The samples were analyzed via PLM with dispersion staining, using the "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" found in Appendix A to Subpart F in 40 CFR Part 763.

The samples were analyzed by HazCorp Environmental Services, Inc. (HazCorp) located at 805 Capital Commons Drive, Toledo, Ohio 43615. HazCorp participates in the American Industrial Hygiene Association (AIHA) Bulk Asbestos Proficiency Analytical Testing (BAPAT) Program.

Any sample result under 10% asbestos was point counted (indicated with an asterisk "*").

The results of the sampling are as follows on the next page:

HazCorp Environmental Services, Inc.

805 Capital Commons Drive
Toledo, Ohio 43615
Telephone (419) 537-6000

Sample #	Sample Description	Layer	% Asbestos
454-1	1 st Floor, SE Furnace Closet, North Wall/Hard Plaster #1	Skim Coat	no asbestos detected
454-1	1 st Floor, SE Furnace Closet, North Wall/Hard Plaster #1	Hard Plaster	<0.25% Chrysotile*
454-2	1 st Floor, SE Furnace Closet, East Wall/Hard Plaster #2	Skim Coat	no asbestos detected
454-2	1 st Floor, SE Furnace Closet, East Wall/Hard Plaster #2	Hard Plaster	<0.25% Chrysotile*
454-3	1 st Floor, SE Furnace Closet, Ceiling/Hard Plaster #3	Skim Coat	no asbestos detected
454-3	1 st Floor, SE Furnace Closet, Ceiling/Hard Plaster #3	Hard Plaster	<0.25% Chrysotile*
454-4	1 st Floor, West Middle Room, North Wall/Hard Plaster #4	Skim Coat	no asbestos detected
454-4	1 st Floor, West Middle Room, North Wall/Hard Plaster #4	Hard Plaster	<0.25% Chrysotile*
454-5	2 nd Floor, East Half, North Wall/Hard Plaster #5	Skim Coat	no asbestos detected
454-5	2 nd Floor, East Half, North Wall/Hard Plaster #5	Hard Plaster	<0.25% Chrysotile*
454-6	2 nd Floor, SE Corner Room, North Wall/Hard Plaster #6	Skim Coat	no asbestos detected
454-6	2 nd Floor, SE Corner Room, North Wall/Hard Plaster #6	Hard Plaster	<0.25% Chrysotile*
454-7	2 nd Floor, SW Room, Ceiling/Hard Plaster #7	Hard Plaster	<0.25% Chrysotile*
454-8	2 nd Floor, Bathroom, Ceiling/Hard Plaster #8	Hard Plaster	<0.25% Chrysotile*
454-9	2 nd Floor, Stairwell, Ceiling/Hard Plaster #9	Skim Coat	no asbestos detected
454-9	2 nd Floor, Stairwell, Ceiling/Hard Plaster #9	Hard Plaster	<0.25% Chrysotile*
454-10	1 st Floor, West Middle Room, South Wall On Corner/Hard Plaster	Skim Coat	no asbestos detected
454-10	1 st Floor, West Middle Room, South Wall On Corner/Hard Plaster	Hard Plaster	no asbestos detected
454-11	1 st Floor, West Middle Room, South Wall On Corner/Hard Plaster	Skim Coat	no asbestos detected
454-11	1 st Floor, West Middle Room, South Wall On Corner/Hard Plaster	Hard Plaster	no asbestos detected
454-12	1 st Floor, West Middle Room, South Wall On Corner/Hard Plaster	Skim Coat	no asbestos detected
454-12	1 st Floor, West Middle Room, South Wall On Corner/Hard Plaster	Hard Plaster	no asbestos detected
454-13	1 st Floor, Bathroom, NW Corner/Drywall-Joint Compound	Joint Compound	no asbestos detected
454-13	1 st Floor, Bathroom, NW Corner/Drywall-Joint Compound	Drywall	no asbestos detected
454-14	1 st Floor, Bathroom, Ceiling/Drywall-Joint Compound	Joint Compound	no asbestos detected
454-14	1 st Floor, Bathroom, Ceiling/Drywall-Joint Compound	Drywall	no asbestos detected
454-15	1 st Floor, North Office by Main Entry/CT – 1x1'		no asbestos detected
454-16	1 st Floor, North Office by Main Entry/CT – 1x1'		no asbestos detected
454-17	1 st Floor, NW Side/CP – 2x4'		no asbestos detected
454-18	1 st Floor, NW Side/CP – 2x4'		no asbestos detected
454-19	1 st Floor, North Office by Main Entry/FT – 12"	Floor Tile	no asbestos detected
454-19	1 st Floor, North Office by Main Entry/FT – 12"	Mastic	no asbestos detected

Sample #	Sample Description	Layer	% Asbestos
454-20	1 st Floor, North Office by Main Entry/FT – 12"	Floor Tile	no asbestos detected
454-20	1 st Floor, North Office by Main Entry/FT – 12"	Mastic	no asbestos detected
454-21	2 nd Floor, Bathroom/Linoleum	Mastic	no asbestos detected
454-21	2 nd Floor, Bathroom/Linoleum	Linoleum	no asbestos detected
454-22	2 nd Floor, Bathroom/Linoleum	Mastic	no asbestos detected
454-22	2 nd Floor, Bathroom/Linoleum	Linoleum	no asbestos detected
454-23	Door Caulk		1.5% Chrysotile*
454-24	Door Caulk		2% Chrysotile*
454-25	Braided Black Electrical Wiring	Tar	no asbestos detected
454-25	Braided Black Electrical Wiring	Woven Fabric	no asbestos detected
454-26	Braided Black Electrical Wiring	Tar	no asbestos detected
454-26	Braided Black Electrical Wiring	Woven Fabric	no asbestos detected
454-27	Middle Room, West Side, East Furnace/Asbestos Paper (Confirmation Sample)		80% Chrysotile
454-28	Porch/Roofing Material – Blue with Beige		no asbestos detected
454-29	Porch/Roofing Material – Blue with Beige		no asbestos detected
454-30	Porch/Roofing Material –Beige		no asbestos detected
454-31	Porch/Roofing Material –Beige		no asbestos detected
454-32	North Lean-To/Roofing Material		no asbestos detected
454-33	North Lean-To/Roofing Material		no asbestos detected

Conclusions

The following materials were determined to contain over 1% asbestos through laboratory analysis:

Material	Quantity	RACM (Friable)	Category I Non-Friable	Category II Non-Friable	Removal Required prior to Renovation/Demolition?
Door Caulk	One man door (Less than 1/8 cubic foot)			X	Not required as the caulk will not become friable during demolition of the building.
Asbestos Paper	3 square feet	X			Yes, this material needs to be removed prior to demolition.

Notification

Submitting the Ohio EPA notification of demolition and renovation form is required for every demolition of a facility, regardless of whether asbestos is discovered. Even if no asbestos is found during the survey or if no asbestos containing materials are required to be removed prior to demolition (where load bearing walls are to be altered), notification to the appropriate office of the EPA is required ten working days prior to the start of work.

During demolition or renovation removal of regulated materials requires notification to the Ohio Environmental Protection Agency when quantities of regulated asbestos containing materials meet or exceed 50 square or linear feet. Once the formal notification of asbestos abatement activity is submitted to the Ohio EPA there is a ten (working) day waiting period before work can begin.

Safety Statement

Any activities that change or remove the asbestos containing materials identified in this report (if applicable) should be done only by those trained in the provisions of asbestos abatement following state and federal laws. In addition, anyone working around this material should also have at the bare minimum asbestos awareness training.

Attachments

Please find attached the photographic log, the laboratory analytical report, and the completed chain of custody form.

Limits of this Report

It should be noted that on-site conditions and/or regulatory statutes, rules, and regulations are not static and should not be expected to remain constant in the future. Asbestos may be hidden in inaccessible areas, covered by other building materials, or otherwise be located in unpredictable site-specific locations; however, a thorough attempt was made to delineate which building materials actually contain asbestos. If suspect materials are encountered in the demolition process the work should be halted and the material in question analyzed.

If you have any questions please do not hesitate to contact me at 419-537-6000 or john-hazcorp@sbcglobal.net.

Sincerely,



John Campbell
HazCorp Environmental Services, Inc.
OEPA- Certified Asbestos Hazard Evaluation Specialist
Certification No. ES32329 ▪ Certification Expires 03.23.19



Charles Long
HazCorp Environmental Services, Inc.
OEPA- Certified Asbestos Hazard Evaluation Specialist
Certification No. ES35315 ▪ Certification Expires 04.27.19



HazCorp

Phone: 419.537.6000

Email: hazcorp@sbcglobal.net

Address: 805 Capital Commons Drive,
Toledo Ohio 43615

Bulk Sample Report

Project Name:

101 N. Main Street, Grover Hill, Ohio 45879

Project Address:

101 N. Main Street, Grover Hill, Ohio 45879

Project Number:

2018-454

Report Date:

8/31/2018

HazCorp Environmental Services, Inc.



Phone: 419.537.6000

Email: hazcorp@sbcglobal.net

Address: 805 Capital Commons Drive,
Toledo Ohio 43615

Project address:
101 N. Main Street, Grover Hill,
Ohio 45879

Project:
2018-454

Analyst:
Joshua Fry
Method:
PLM

Date Collected: 8/29/2018
Date Received: 8/30/2018
Date analyzed: 8/31/2018

Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
454-1 1 st Floor, SE Furnace Closet, North Wall/Hard Plaster #1	PLM	White Skim Coat	None Detected	Other 100%	N.A.D
454-1 1 st Floor, SE Furnace Closet, North Wall/Hard Plaster #1	PLM	Gray Hard Plaster	Trace Chrysotile Hair 1%	Quartz 5% Other 94%	Trace Chrysotile
454-1 1 st Floor, SE Furnace Closet, North Wall/Hard Plaster #1	PC	Gray Hard Plaster			Chrysotile <0.25%

Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
454-2 1 st Floor, SE Furnace Closet, East Wall/Hard Plaster #2	PLM	White Skim Coat	None Detected	Other 100%	N.A.D
454-2 1 st Floor, SE Furnace Closet, East Wall/Hard Plaster #2	PLM	Gray Hard Plaster	Trace Chrysotile Hair 1%	Quartz 5% Other 94%	Trace Chrysotile
454-2 1 st Floor, SE Furnace Closet, East Wall/Hard Plaster #2	PC	Gray Hard Plaster			Chrysotile <0.25%

Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
454-3 1 st Floor, SE Furnace Closet, Ceiling/Hard Plaster #3	PLM	White Skim Coat	None Detected	Other 100%	N.A.D
454-3 1 st Floor, SE Furnace Closet, Ceiling/Hard Plaster #3	PLM	Gray Hard Plaster	Trace Chrysotile Hair 1%	Quartz 5% Other 94%	Trace Chrysotile
454-3 1 st Floor, SE Furnace Closet, Ceiling/Hard Plaster #3	PC	Gray Hard Plaster			Chrysotile <0.25%

Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
454-4 1 st Floor, West Middle Room, North Wall/Hard Plaster #4	PLM	White Skim Coat	None Detected	Other 100%	N.A.D
454-4 1 st Floor, West Middle Room, North Wall/Hard Plaster #4	PLM	Gray Hard Plaster	Trace Chrysotile Hair 1%	Quartz 5% Other 94%	Trace Chrysotile
454-4 1 st Floor, West Middle Room, North Wall/Hard Plaster #4	PC	Gray Hard Plaster			Chrysotile <0.25%

Signature



Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
454-5 2 nd Floor, East Half, North Wall/Hard Plaster #5	PLM	White Skim Coat	None Detected	Other 100%	N.A.D
454-5 2 nd Floor, East Half, North Wall/Hard Plaster #5	PLM	Gray Hard Plaster	Trace Chrysotile Hair 1%	Quartz 5% Other 94%	Trace Chrysotile
454-5 2 nd Floor, East Half, North Wall/Hard Plaster #5	PC	Gray Hard Plaster			Chrysotile <0.25%

Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
454-6 2 nd Floor, SE Corner Room, North Wall/Hard Plaster #6	PLM	White Skim Coat	None Detected	Other 100%	N.A.D
454-6 2 nd Floor, SE Corner Room, North Wall/Hard Plaster #6	PLM	Gray Hard Plaster	Trace Chrysotile Hair 1%	Quartz 5% Other 94%	Trace Chrysotile
454-6 2 nd Floor, SE Corner Room, North Wall/Hard Plaster #6	PC	Gray Hard Plaster			Chrysotile <0.25%

Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
454-7 2 nd Floor, SW Room, Ceiling/Hard Plaster #7	PLM	Light Gray Hard Plaster	Trace Chrysotile Straw 5% Hair 1%	Other 94%	Trace Chrysotile
454-7 2 nd Floor, SW Room, Ceiling/Hard Plaster #7	PC	Light Gray Hard Plaster			Chrysotile <0.25%

Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
454-8 2 nd Floor, Bathroom, Ceiling/Hard Plaster #8	PLM	Light Gray Hard Plaster	Trace Chrysotile Straw 5% Hair 1%	Other 94%	Trace Chrysotile
454-8 2 nd Floor, Bathroom, Ceiling/Hard Plaster #8	PC	Light Gray Hard Plaster			Chrysotile <0.25%

Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
454-9 2 nd Floor, Stairwell, Ceiling/Hard Plaster #9	PLM	White Skim Coat	None Detected	Other 100%	N.A.D
454-9 2 nd Floor, Stairwell, Ceiling/Hard Plaster #9	PLM	Gray Hard Plaster	Trace Chrysotile Hair 1%	Quartz 5% Other 94%	Trace Chrysotile
454-9 2 nd Floor, Stairwell, Ceiling/Hard Plaster #9	PC	Gray Hard Plaster			Chrysotile <0.25%



Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
454-10 1 st Floor, West Middle Room, South Wall On Corner/Hard Plaster	PLM	White Skim Coat	None Detected	Other 100%	N.A.D
454-10 1 st Floor, West Middle Room, South Wall On Corner/Hard Plaster	PLM	Gray Hard Plaster	Hair 1%	Quartz 5% Other 94%	N.A.D

Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
454-11 1 st Floor, West Middle Room, South Wall On Corner/Hard Plaster	PLM	White Skim Coat	None Detected	Other 100%	N.A.D
454-11 1 st Floor, West Middle Room, South Wall On Corner/Hard Plaster	PLM	Gray Hard Plaster	Hair 1%	Quartz 5% Other 94%	N.A.D

Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
454-12 1 st Floor, West Middle Room, South Wall On Corner/Hard Plaster	PLM	White Skim Coat	None Detected	Other 100%	N.A.D
454-12 1 st Floor, West Middle Room, South Wall On Corner/Hard Plaster	PLM	Gray Hard Plaster	Hair 1%	Quartz 5% Other 94%	N.A.D

Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
454-13 1 st Floor, Bathroom, NW Corner/Drywall-Joint Compound	PLM	White Joint Compound	None Detected	Gypsum 70% Other 30%	N.A.D
454-13 1 st Floor, Bathroom, NW Corner/Drywall-Joint Compound	PLM	White Drywall	Cellulose 5%	Gypsum 70% Other 25%	N.A.D

Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
454-14 1 st Floor, Bathroom, Ceiling/Drywall-Joint Compound	PLM	White Joint Compound	None Detected	Gypsum 70% Other 30%	N.A.D
454-14 1 st Floor, Bathroom, Ceiling/Drywall-Joint Compound	PLM	White Drywall	Cellulose 5%	Gypsum 70% Other 25%	N.A.D

Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
454-15 1 st Floor, North Office by Main Entry/CT – 1x1'	PLM	Tan Fibrous	Mineral Wool 10% Cellulose 45%	Perlite 25% Other 20%	N.A.D

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Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
454-16 1 st Floor, North Office by Main Entry/CT – 1x1'	PLM	Tan Fibrous	Mineral Wool 10% Cellulose 45%	Perlite 25% Other 20%	N.A.D

Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
454-17 1 st Floor, NW Side/CP – 2x4'	PLM	Brown Fibrous	Cellulose 80%	Perlite 5% Other 15%	N.A.D

Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
454-18 1 st Floor, NW Side/CP – 2x4'	PLM	Brown Fibrous	Cellulose 80%	Perlite 5% Other 15%	N.A.D

Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
454-19 1 st Floor, North Office by Main Entry/FT – 12"	PLM	Thin Tan Brittle Tile	None Detected	Other 100%	N.A.D
454-19 1 st Floor, North Office by Main Entry/FT – 12"	PLM	Clear Mastic	None Detected	Other 100%	N.A.D

Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
454-20 1 st Floor, North Office by Main Entry/FT – 12"	PLM	Thin Tan Brittle Tile	None Detected	Other 100%	N.A.D
454-20 1 st Floor, North Office by Main Entry/FT – 12"	PLM	Clear Mastic	None Detected	Other 100%	N.A.D

Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
454-21 2 nd Floor, Bathroom/Linoleum	PLM	Brittle Brown Mastic	Cellulose 5%	Other 95%	N.A.D
454-21 2 nd Floor, Bathroom/Linoleum	PLM	Woven Fibrous Linoleum	Cellulose 65%	Other 35%	N.A.D

Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
454-22 2 nd Floor, Bathroom/Linoleum	PLM	Brittle Brown Mastic	Cellulose 5%	Other 95%	N.A.D
454-22 2 nd Floor, Bathroom/Linoleum	PLM	Woven Fibrous Linoleum	Cellulose 65%	Other 35%	N.A.D

Signature

Joshua D. Fry



Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
454-23 Door Caulk	PLM	Brittle Gray/Yellow	Chrysotile 1%	Other 99%	Chrysotile 1%
454-23 Door Caulk	PC	Brittle Gray/Yellow			Chrysotile 1.5%

Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
454-24 Door Caulk	PLM	Brittle Gray/Yellow	Chrysotile 1%	Other 99%	Chrysotile 1%
454-24 Door Caulk	PC	Brittle Gray/Yellow			Chrysotile 2%

Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
454-25 Braided Black Electrical Wiring	PLM	Black Tar Layer	Cellulose 5%	Mica 3% Other 92%	N.A.D
454-25 Braided Black Electrical Wiring	PLM	Woven Fabric Layer	Cellulose 80%	Other 20%	N.A.D

Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
454-26 Braided Black Electrical Wiring	PLM	Black Tar Layer	Cellulose 5%	Mica 3% Other 92%	N.A.D
454-26 Braided Black Electrical Wiring	PLM	Woven Fabric Layer	Cellulose 80%	Other 20%	N.A.D

Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
454-27 Middle Room, West Side, East Furnace/Asbestos Paper	PLM	White Fibrous	Chrysotile 80%	Other 20%	Chrysotile 80%

Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
454-28 Porch/Roofing Material – Blue with Beige	PLM	Black Fibrous	Cellulose 20%	Other 80%	N.A.D

Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
454-29 Porch/Roofing Material – Blue with Beige	PLM	Black Fibrous	Cellulose 20%	Other 80%	N.A.D

Signature



Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
454-30 Porch/Roofing Material – Beige	PLM	Black Fibrous	Cellulose 30%	Other 70%	N.A.D

Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
454-31 Porch/Roofing Material – Beige	PLM	Black Fibrous	Cellulose 30%	Other 70%	N.A.D

Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
454-32 North Lean-To/Roofing Material	PLM	Black Fibrous	Cellulose 20%	Other 80%	N.A.D

Sample ID# Description	Method	Material Description	Fibrous Components	Non-Fibrous	Asbestos Fibers
454-33 North Lean-To/Roofing Material	PLM	Black Fibrous	Cellulose 20%	Other 80%	N.A.D

Joshua Fry



Analytical Method:

Analytical procedures were performed in accordance with the U. S. Environmental Protection Agency (EPA) Recommended Method for the Determination of Asbestos in Bulk Samples by Polarized Light Microscopy and Dispersion Staining (PLM/DS) (EPA-600/M4-82-020, EPA-600/R-93-116).

Quantification of asbestos content was determined by Calibrated Visual Estimation

The EPA requires that friable samples with analytical results of 10% or less asbestos be treated as asbestos-containing material unless these quantities are verified using the point counting method (appendix E, subpart I, 40 CFR part 763, section 1). The point counting method is a systematic technique for estimating concentration, also using PLM. The point counting method, however, does not increase the analyst's ability to detect fibers.

Disclaimer:

In any given material, fibers with a small diameter ($<0.25 \mu\text{m}$) may not be detected by the PLM method. Floor tile and other resin bound material may yield a false negative if the asbestos fibers are too small to be resolved using PLM. Additional analytical methods may be required.

This report relates only to those samples actually analyzed, and may not be indicative of other similar appearing materials existing at this or other sites.

Definitions:

N.A.D- No Asbestos Detected.

ACM- Asbestos containing material.

Friable- Material that can be crumbled, pulverized, or reduced to powder by hand pressure.

Non-Friable- Material that cannot be crumbled, pulverized, or reduced to powder by hand pressure.

PLM- Polarized light microscopy, a technique using polarized light to measure birefringence, extinction angles, sign of elongation and dispersion staining colors to identify fibers/minerals.

Gravimetry- Reduction of material from binders by ashing in a furnace to remove volatile or organic components then digested in dilute hydrochloric acid to remove carbonates.

PC (Point Counting)- An analytical technique where a minimum of 400 non-empty points are counted across multiple slide mounts to get a firm estimate on asbestos %.

NA-PS- Material not analyzed due to positive stop.



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Analysis Request Form

Project Name 101 N. Main Street, Grover Hill, Ohio 45879			Client Name Paulding County Land Bank			
Project Address 101 N. Main Street, Grover Hill, Ohio 45879			Client Address 1300 E. Second Street, Suite 200, Defiance, OH			
Project No. 2018-454			Client Contact Ms. Emma Kirkpatrick			
Sampler(s) Mr. John Campbell/Mr. Charles Long			Client Phone 419-784-3882/planner2@mvp.org			
Sample No.	Sample Type A=Air B=Bulk	Date	Sample Description	Asbestos PLM	Asbestos PCM	Comments
454-1	B	08/29/18	1 st Floor, SE Furnace Closet, North Wall/Hard Plaster #1	X		
454-2	B	08/29/18	1 st Floor, SE Furnace Closet, East Wall/Hard Plaster #2	X		
454-3	B	08/29/18	1 st Floor, SE Furnace Closet, Ceiling/Hard Plaster #3	X		
454-4	B	08/29/18	1 st Floor, West Middle Room, North Wall/Hard Plaster #4	X		
454-5	B	08/29/18	2 nd Floor, East Half, North Wall/Hard Plaster #5	X		
454-6	B	08/29/18	2 nd Floor, SE Corner Room, North Wall/Hard Plaster #6	X		
454-7	B	08/29/18	2 nd Floor, SW Room, Ceiling/Hard Plaster #7	X		
454-8	B	08/29/18	2 nd Floor, Bathroom, Ceiling/Hard Plaster #8	X		
454-9	B	08/29/18	2 nd Floor, Stairwell, Ceiling/Hard Plaster #9	X		
454-10	B	08/29/18	1 st Floor, West Middle Room, South Wall On Corner/Hard Plaster	X		
454-11	B	08/29/18	1 st Floor, West Middle Room, South Wall On Corner/Hard Plaster	X		
454-12	B	08/29/18	1 st Floor, West Middle Room, South Wall On Corner/Hard Plaster	X		
454-13	B	08/29/18	1 st Floor, Bathroom, NW Corner/Drywall-Joint Compound	X		
454-14	B	08/29/18	1 st Floor, Bathroom, Ceiling/Drywall-Joint Compound	X		
454-15	B	08/29/18	1 st Floor, North Office by Main Entry/CT - 1x1'	X		
454-16	B	08/29/18	1 st Floor, North Office by Main Entry/CT - 1x1'	X		
454-17	B	08/29/18	1 st Floor, NW Side/CP - 2x4'	X		
454-18	B	08/29/18	1 st Floor, NW Side/CP - 2x4'	X		
454-19	B	08/29/18	1 st Floor, North Office by Main Entry/FT - 12"	X		
454-20	B	08/29/18	1 st Floor, North Office by Main Entry/FT - 12"	X		
454-21	B	08/29/18	2 nd Floor, Bathroom/Linoleum	X		
454-22	B	08/29/18	2 nd Floor, Bathroom/Linoleum	X		
454-23	B	08/29/18	Door Caulk	X		
454-24	B	08/29/18	Door Caulk	X		
Sampler's Signature:				Page 1 of 2		
Date	Time	Samples Relinquished By:		Samples Received By:		
8-30-18	8:30					

STANDARD
TURNAROUND

[illegible]