



Welcome to Commercial Demolition



Demolition by Design

Navigating Commercial Property Demolitions

Ohio Land Bank Association Conference 2024

...start by looking at this problem vacant hotel

Once a glamorous Ramada Inn w/ 170 rooms, nice restaurant, conference center

Abandoned after an electrical fire in 2008
Fully furnished. 400 mattresses, linens, 215 large T.V.s,
Sat vacant 11 years.



...city's planned development included 3 adjacent homes



City and developer successfully created new manufacturing facility...



Universal Windows Direct builds 144,462 s.f. facility on 3.3 ac. in Bedford Hts.



Abandoned Office / Manufacturing Complex in Warrensville Hts.



multi tenant
76,819 s.f.
structure on
5 acre site



Adjacent to
Heinens
warehouse in
Warrensville Hts.



...site becomes prepared foods facility for Heinen's grocery stores



...vacant office / entertainment complex

55,000 s.f.
structure on
2 acre site



...with 4 attached buildings



...becomes a valuable commercial site in Rocky River



...and this vacant warehouse and derelict YMCA site



Demolition of 3873 W 25th
ppn 009-01-005
11,102 sf

Demolition of 3881 W 25th
ppn 009-01-006
48,104 sf

11,000 s.f
warehouse
48,000 s.f
YMCA

...becomes 72 units of supportive housing



“That’s nice”,

but why would a Land Bank want to get involved with demolishing commercial structures?





Land Bank



Ohio County Land Banks Updated 2024



This presentation seeks to demonstrate how to contract commercial demolitions; discuss differences with residential demolition projects.

- Environmentals....
 - Phase 1 & Phase 2 Environmental Site Assessments
 - Gathering/Disposing Universal & Hazardous Wastes
- Backfill Considerations for Redevelopment
- Preparing Bid Documents and Project Management



Residential Demolition Process

vs.

Commercial Demolition Process



ASBESTOS SURVEY



ABATEMENT NOTICE TO PROCEED



SUBMIT OEPA NOTIFICATION

Asbestos Survey Report

Prepared For
Cuyahoga County Land Reutilization Corporation
812 Huron Road, E., Suite 800
Cleveland, OH 44115
Phone: 216-698-8853
Fax: 216-698-8972

541-08-069

Project Location: 4628 Burleigh Rd, Garfield Heights, OH 44125
Parcel Number: 541-08-069
Building Description: 1 Story, Aluminum/Vinyl Dwelling
Year Built: 1924
Approximate SF: 864 S.F.
Date Assigned: February 15, 2022 by Sarah Drab

Prepared By: William Beard
Title:
Company:
Address:
Phone:
E-mail:

Staff summarizes findings and writes scope of work

**EXHIBIT B
CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION
ASBESTOS ABATEMENT PROJECT AGREEMENT
NOTICE TO PROCEED**

Integrity Environmental Development, LLC, a licensed and registered asbestos hazard abatement contractor is hereby authorized and ordered to proceed under contract dated **March 20, 2018** to perform an asbestos abatement on the Building(s) located as follows:

Property Information:
Address: 4628 Burleigh Rd
Garfield Heights, OH 44125
PPN: 541-08-069
Structure Type: Single family

Referenced Asbestos Survey/Inspection Report Date: February 15, 2022

In accordance with OAC 3745-22-11: 1) all persons working on the project shall be licensed or certified by the Ohio EPA. 2) all asbestos hazard abatement activities shall be done in accordance with all applicable federal, state, and local asbestos regulations.

Summary Scope of Work: 864 SF ceiling plaster- throughout interior; 3 SF duct tape/ packing- basement (PACM to remain); 2007 SF roofing & flooring

Price: \$2462.00

Please indicate whether a contained work site will/ will not be established per 29 CFR Part 1926.1101.

Authorized Representative: Michael Pierce
Integrity Environmental Development, LLC
Contractor Name

Property Owner/ Agent: Cuyahoga County Land Reutilization Corporation
812 Huron Road E., Suite 800
216-698-8853

FINDINGS - RACM: 864 s.f. ceiling plaster-throughout interior; 3 s.f. duct tape/packing (PACM to remain; 2,007 s.f. roofing and flooring)

Notification of Demolition and Renovation/Abatement

Section 1: General Information

Ohio EPA Use Only

1) Notification Information (Check all that apply)

2) Owner, Asbestos Abatement Contractor, Billing and Fire Department Information

3) Ohio Asbestos Hazard Evaluation Specialist and Evaluation Procedures

4) Procedures to be followed should unexpected RACM be discovered (check all that apply)

5) Planned Demolition (check all that apply)

PPN: 541-08-069
Address: 4628 Burleigh Rd



Abatement Completion Form Posted on Structure

22-23-062
Bletch Ct

 **COMPLETED
ASBESTOS ABATEMENT**

Address: 7210+7212 Bletch Ct, Cuyahoga Heights, OH
PPN: 522-23-062
Contractor: Broadway D&R Contracting, Inc.

Work Performed: _____
7210 Bletch- 2 SF duct tape- basement (PACM to remain: 800 SF roofing; 450 SF flooring); 7212 Bletch- No RACM (PACM to remain: 1,000SF roofing)

Notes on Additional Work Performed: _____
DAN ROBINSON


Supervisor Name (print): _____
Date: MARCH 3 2022

CUYAHOGA COUNTY LAND REUTILIZATION CORP.
812 HURON ROAD E, SUITE 800
CLEVELAND, OH 44115
(216) 698-8853

Abatement Contractor: After work is complete, and within 24 hour of completion, secure this notice to the front door or window of the property.

698
-8853



DEMO ORDER – DEMOLITION SPECIFICATIONS	
591 Broadway Ave Bedford, OH 44146 PPN: 812-06-009	
Property Type: Retail with walk-up Apt	
Lot Dimensions: 50' X 150'	
Building Size: 2,458 S.F.	
Basement Size: Full 1,229 s.f.	
Garage Size: None	
This Work Order incorporates all of the terms and conditions set forth in the Master Demolition Agreement between CCLRC and Contractor. Accordingly, please fill in a price below where dollar signs are included for all necessary labor and material to complete the following scope of work. Notify CCLRC if any unique site conditions are present.	

Preparing Demolition Bid Specifications FOR Single Family, Small Commercial

1. Structures: Demolish and remove all structures and ancillary improvements on property such as garages and sheds, unless otherwise noted below. \$ _____

2. Foundation: Demolish and remove all foundational walls and columns and the basement floor leaving a clean hole, unless portions of foundation are needed to support a neighboring driveway, sidewalk, or adjacent structure, or as otherwise directed by the CCLRC. If portions of the foundation are left to support an adjacent structure, the foundation should be removed to at least 18 inches below finished grade.

3. Paved Surfaces: Remove all paved surfaces including driveways, aprons, service walks and patios, but not public sidewalk. Retain public sidewalk and curbs in current condition unless repair and/or removal is specified by CCLRC. Damage caused by Contractor to public sidewalks, curbs and streets must be corrected or repaired by Contractor at Contractor's expense in compliance with municipal regulations. \$ _____

Keep Apron, Remove pavement and stone throughout site to prepare for new lawn.

4. Vegetation: Unless otherwise specified by CCLRC, remove foundation plantings, front yard hedges, and trees where the tree trunk lies within 3 feet of the foundation. Remove all brush, fallen branches, and dead and/or leaning trees. Preserve all other mature trees that appear to be healthy. Do not use mechanical equipment to dig under the drip line of trees to be preserved.

5. Fences: Unless noted below, i) Remove fence segments attached to house and/or garage and all freestanding fences and fence posts, and ii) retain rear lot line fence, if any, in good condition.

6. After the removal of the structural elements and building materials:
a) obtain a clean hole inspection (if demolition is in East Cleveland, call CCLRC for this inspection);
b) backfill site with clean fill, compacted in lifts sufficient to prevent uneven settlement.
Provide a site that is level, promotes drainage away from adjacent structures, and is free of construction debris, brush and trash, including along lot lines and in tree lawn

7. Other Instructions:

Asbestos Survey Findings: RACM identified: 4 SF transite pipe- main store front area; 8 SF suspect material- basement (PACM to remain: 1,918 SF roofing & flooring). Abatement completed.

Price to Remove Structure

Foundation/ Slab Removal

Custom: Remove Asphalt

Clearing Brush and Small Trees

Provide Temp Fence at Sidewalk

Clean Hole Required

Asbestos Findings



Site Finish Specifications

8. Site Finishing: Contractor is responsible for ensuring 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 completing the site finish. CCLRC will withhold a retainage until site finish is completed and grass is established.

A. Site Condition Preparation: Use rock hound or equivalent equipment on top 2" of disturbed areas to achieve a smooth, even surface (no large clods, roots, wood chips, stones or demolition debris over 2" in diameter). **Contact CCLRC for a grade approval before proceeding.**

\$ _____
Price for 8A

Grading Standards, No
Rocks, Bricks,
Construction Debris

B. Demolition Greening:

The sum of the prices for bid B(1), B(2), and B(3) may not exceed \$600

(1) Select Option #1 ___ or Option #2 ___ as follows:

Option #1: Apply 1/2" of compost and work into soil to a depth of 2" using a Harley rake or equivalent. Compost must be mature, stable, weed free, aerobically decomposed organic matter; free of refuse or contaminants harmful to humans, plants or animals; with no objectionable odor.

\$ _____
Price for B(1)

Topsoil Price

Option #2: Apply 2" of topsoil and a fertilizer. Topsoil requirements:
- Quality topsoil sourced from a clean source.
- Loam that can be pulverized under normal hand pressure.
- Free of roots, rocks larger than 1/2" diameter, debris, large weeds and foreign matter (including construction rubble, or other man-made items).
- Containing between 4% and 25% organic matter.

Price for Seeding

(2) Apply lawn seed at the rate of at least 6 lb. per 1,000 square feet sufficient to produce ≥ 80% grass cover within 90 days of planting. Over seed bare patches in existing lawn. Then rake or roll seeded areas to provide good seed-soil contact. Seed specifications: Apply ODOT Lawn Mix or equivalent:
30% Kentucky Bluegrass
30% Creeping Red Fescue
20% Annual Ryegrass
20% Perennial Ryegrass

\$ _____
Price for B(2)

Straw or Compost

(3) Cover seeded area with even layer of (check method selected):

- ___ Option #1: weed-free straw blanket no more than 1/2" thick. Up to 1 bale/750 SF
- ___ Option #2: 1/2" compost (not mulch)

\$ _____
Price for B(3)

Demolition Greening Total \$ _____
B(1)+B(2)+B(3)

Site Finish and Greening Total \$ _____

TOTAL BID \$ _____

Total Bid



Demo Batch 1501A

Key to Sub-D 1-15-13

	A&D	AMJ	Aricks	Barker	Carey	OBON	RCI	T&T	Urban
DATE RECEIVED	1,78	2,3,5	1,4,9	2,5,6	4,6,9	3,6,7	2,8,9	1,4,7	3,5,8
TIME RECEIVED	1/15/2015	1/15/2015	1/15/2015	1/14/2015	1/15/2015	1/15/2015	1/14/2015	1/15/2015	1/15/2015
SPECS	YES	YES	YES	YES	YES	YES	YES	YES	YES
CHECK/BOND	YES	YES	YES	YES	YES	YES	YES	YES	YES

Batch bidding
29 structures;
9 sets;
to 9
contractors

					A&D	AMJ	Aricks	Barker	Carey	OBON	RCI	T&T	Urban
1501A-01													
112 SF Duct	015-06-139	4223 SACKETT AVE	Cleveland	Two family	14,223		12,000					12,500	2,217
No RACM	131-20-159	5001 DALTON AVE	Cleveland	Single family	9,501		8,000					7,500	1,176
2930 SF d	522-10-011	7004 GRANT AVE	Cuyahoga Heights	Single family	11,704		8,500					10,500	1,275
					35,428		28,500					30,500	
1501A-02													
46 SF duct	016-16-111	3415 W 62ND ST	Cleveland	Single family		7,500		8,033			9,018		1,108
300 LF Air	016-19-152	3452 W 56TH ST	Cleveland	Single family		8,000		9,571			15,150		1,823
12 SF duct	018-13-106	3496 BOSWORTH RD	Cleveland	Two family		9,200		10,971			15,357		1,908
						24,700		28,575			39,525		
1501A-03													
60 SF Duct	105-31-086	1041 E 77TH ST	Cleveland	Two family		8,600				7,750			1,715
No RACM	106-05-102	7708 STAR AVE	Cleveland	Single family		7,200				7,750			1,684
	109-02-007	9114 PARMALLEE AVE	Cleveland	Single family		9,600				7,750			1,587
50 SF Win	118-26-036	2217 E 78TH ST	Cleveland	Single family		9,000				7,750			1,598
						34,400				31,000			33,575
1501A-04													
36 SF Win	130-21-070	3389 E 118TH ST	Cleveland	Two family			12,000		13,200			12,900	2,102
2000 sf tra	133-04-072	3527 E 76TH ST	Cleveland	Two family			9,000		12,800			10,850	1,672
1 SF Duct	137-08-076	3652 E 118TH ST	Cleveland	Three family			12,000		13,800			12,750	2,304
							33,000		39,800			36,500	
1501A-05													
1600 SF d	133-17-066	7828 SPAFFORD AVE	Cleveland	Single family		9,500		8,624					1,232
252 SF line	133-16-019	7502 WORLEY AVE	Cleveland	Two family		12,500		13,188					2,512
48 SF Duct	133-17-053	7713 WORLEY AVE	Cleveland	Single family		9,800		8,712				9,250	1,452
						31,800		30,524					32,250
1501A-06													
43 SF Tap	132-10-060	3792 E 53RD ST	Cleveland	Two family				9,445	12,900	7,750			1,799
2984 SF pl	134-01-058	7212 CLAASEN AVE	Cleveland	Single family				9,139	10,200	8,550			1,406
20 SF pap	134-15-003	4277 WARNER RD	Cleveland	Two family				13,680	12,900	10,950			2,280
								32,264	36,000	27,250			
1501A-07													
No RACM	115-13-078	1025 E 147TH ST	Cleveland	Two family	10,250					8,550		10,350	1,792
1952sf Tr	120-05-131	11911 BEULAH	Cleveland	Single family	11,911					7,750		9,050	1,372
415 LF Air	672-27-054	1535 EDDINGTON RD	East Cleveland	Three family	14,535					17,250		17,450	3,844
					36,696					33,550		36,850	
1501A-08													
No RACM	142-14-039	4416 E 158TH ST	Cleveland	Single family	8,416						7,137		696
4350 SF D	142-20-055	15906 ELBERTA AVE	Cleveland	Single family	9,506						11,907		1,064
	142-24-041	4631 E 147TH ST	Cleveland	Single family	9,461						8,014		791
No RACM	143-08-025	4363 E 175TH ST	Cleveland	Single family	8,436						7,551		748
					35,819						34,609		33,100
1501A-09													
21 SF Duct	541-07-104	4642 BLYTHIN RD	Garfield Heights	Two family			14,000				17,879		2,228
1 SF Duct	546-36-140	13418 CHRISTINE AVE	Garfield Heights	Single family			8,500				15,225		1,668
20 SF Duct	785-04-048	15012 KREMS AVE	Maple Heights	Two family			12,000				16,029		1,728
							34,500				49,133		

No Notes



Cc demo@cuyahogalandbank.org; Jennifer O'Konski; Jane Larson

Attention XL:

You have been awarded Demo Batch 2110A sets 02 & 05. Jennifer will notify you when your NTP is ready.

Please coordinate your notifications with neshap@cuyahogalandbank.org, and please send your demolition schedule to demo@cuyal

Asbestos surveys:

<https://www.dropbox.com/sh/s3ev5q2vjtrhejn/AABoCBdgdIT59-w62UMCPRK8a?dl=0>

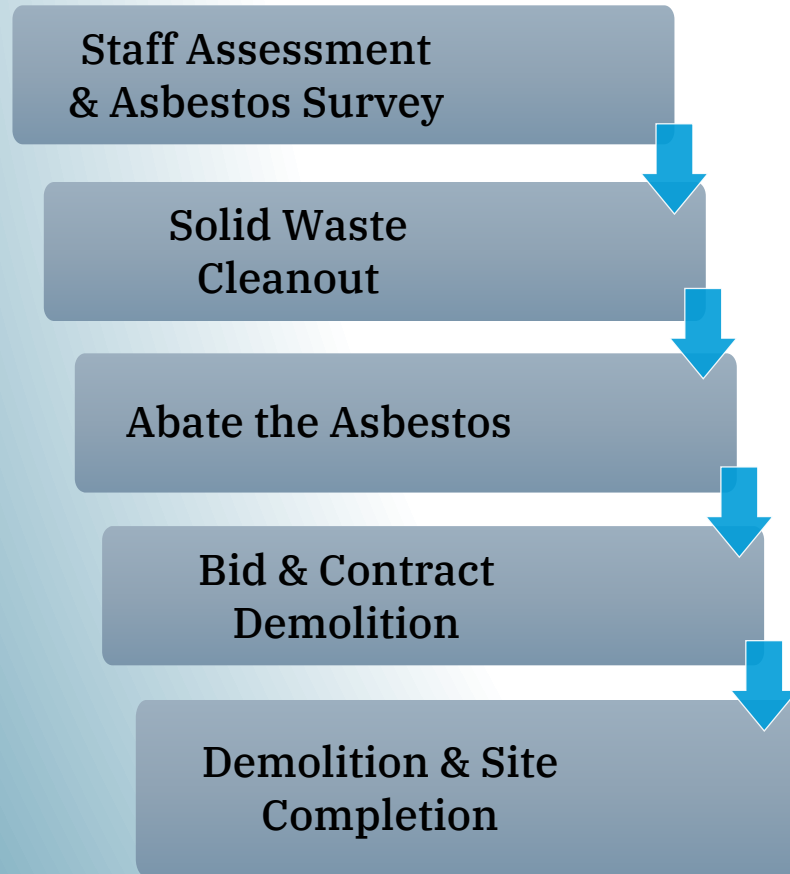
<https://www.dropbox.com/sh/zdiiryt51zdg8q3/AAAaQTCQYbRXyS5PY9jNdZXba?dl=0>

Bid results to winners and losers; w/ links to asbestos surveys

2110A-02				Kingsway	Quick Demo	XL
120-12-057	1352 E 124TH ST	Cleveland	Single family	\$9,100.00	\$8,500.00	\$7,900.00
120-13-007	1405 LAKEVIEW RD	Cleveland	Two family	\$14,000.00	\$12,400.00	\$10,400.00
125-34-075	3412 E 73RD ST	Cleveland	Single family	\$8,800.00	\$7,900.00	\$7,250.00
				\$31,900.00	\$28,800.00	\$25,550.00
2110A-04				Demotrax	Quick Demo	XL
128-11-021	2850 E 104TH ST	Cleveland	Single family	\$8,500.00	\$9,800.00	\$9,900.00
137-01-062	3567 E 117TH ST	Cleveland	Single family	\$7,900.00	\$8,900.00	\$8,650.00
137-19-109	13916 SVEC AVE	Cleveland	Two family	\$8,540.00	\$10,500.00	\$8,800.00
				\$24,940.00	\$29,200.00	\$27,350.00
2110A-05				Demotrax	OBON	XL
672-01-054	1777 AUBURNDALE AVE	East Cleveland	Two family	\$11,000.00	\$11,600.00	\$11,000.00
672-14-061	1817-1819 BRIGHTWOOD ST	East Cleveland	Two family	\$12,450.00	\$15,600.00	\$10,500.00
672-14-123	1864 PENROSE AVE	East Cleveland	Two family	\$11,500.00	\$14,300.00	\$11,000.00
				\$34,950.00	\$41,500.00	\$32,500.00



Residential Demolition Process Process



vs. Commercial Demolition



Environmental Site Assessments contain useful information .

- Know your Recognized Environmental Concerns

Phase I Environmental Site Assessment
Vacant Industrial Building

Page 2

Bedford Heights, Cuyahoga County, Ohio

April 5, 2019

- **Abandoned Gasoline UST:** A blueprint drawing dated 1960 and permits issued by the City of Bedford Heights dated 1966 indicate that a 1,000-gallon gasoline UST and gasoline pump were installed in an area now covered by the north-central portion of the building. No records indicate that the UST system was removed. The potential exists for the gasoline UST to still be present on the Property and to have had a release to soil or groundwater.
- **Abandoned Sewage Disposal Plant:** A blueprint drawing dated 1960 indicates that 1,000-gallon activated sludge type sewage disposal plant was installed in the northern portion of the Property, adjacent to the creek. No records of removal were found. The potential exists for the sewage disposal plant to remain beneath the northern portion of the building. It is possible that floor drains in the facility may have resulted in improper disposal of hazardous substances or petroleum to the sewage disposal plant and leach field.



...whether it is residential or commercial, it is helpful to consider the “Waste Streams”

CD&D
construction and
demolition debris

PACM (roof, tile)
Presumed ACM,
disposed as
CD&D

Solid Waste
Food, clothing,
mattresses,
upholstered
furniture, misc.
loose items

RACM
Regulated
Asbestos
disposed
at an
asbestos
landfill



**Clean Hard
Fill**
Can be used
on site for
backfill



How does the Ohio Revised Code define “waste streams”?



Division of Materials and Waste Management
November 2015

On-Site Disposal of Construction and Demolition Debris

Ohio Revised Code:
ORC § 3714

State law (Ohio Revised Code §3714) requires that construction and demolition debris (C&DD) be disposed of at a licensed C&DD facility, with a few exceptions.

Construction Debris Exclusion

Construction debris and trees and brush removed in clearing a construction site can be used as fill material on the site where the materials are generated, without being regulated as a C&DD disposal facility (Ohio Revised Code §3714.01(F)). This construction debris exclusion does not cover the burying of construction materials which were not generated on the site of disposal.

Clean Hard Fill Exclusion

In addition to the exclusion of on-site burial of construction debris, "clean hard fill" materials (reinforced or nonreinforced concrete, asphalt concrete, brick, block, tile, and stone) may be used on site in legitimate fill operations for construction purposes or to bring the site up to a consistent grade (Ohio Revised Code §3714.01(F)). Clean hard fill does not include any materials which are contaminated with hazardous, solid or infectious wastes. Clean hard fill can also be used off site in legitimate fill operations for construction purposes or to bring the site up to a consistent grade, if the person burying the materials notifies the local C&DD program licensing authority at least seven days before beginning filling activities (Ohio Revised Code §3714.13(F)). See Ohio Administrative Code 3745-400-05 and DMWM's *Clean Hard Fill* fact sheet for more information.

Demolition Debris Must Be Placed In a Licensed Facility

Noticeably absent from the exclusion is demolition debris. All debris from the demolition of any manmade structure must be disposed of at a licensed construction and demolition debris facility. Ohio Revised Code §3714.04 does allow the

Demolition Debris - “all debris from the demolition of a man-made structure must be disposed of at a licensed construction and demolition debris facility.”

Clean Hard Fill Exclusion - concrete, asphalt concrete, brick, block, tile and stone “can be used in legitimate fill operations to bring the site up to a consistent grade”



Foundations, basement slab, driveway a.k.a. “Clean Hard Fill”



In most cases, you want a “clean hole” so site can be redeveloped.



Recycling concrete from structure into “304” is an example of hard fill becoming a “legitimate fill”.



Commercial demolition projects require strategizing the most efficient way to move these waste streams off the site.

This usually
requires
more than
one site visit.

need tree clearing

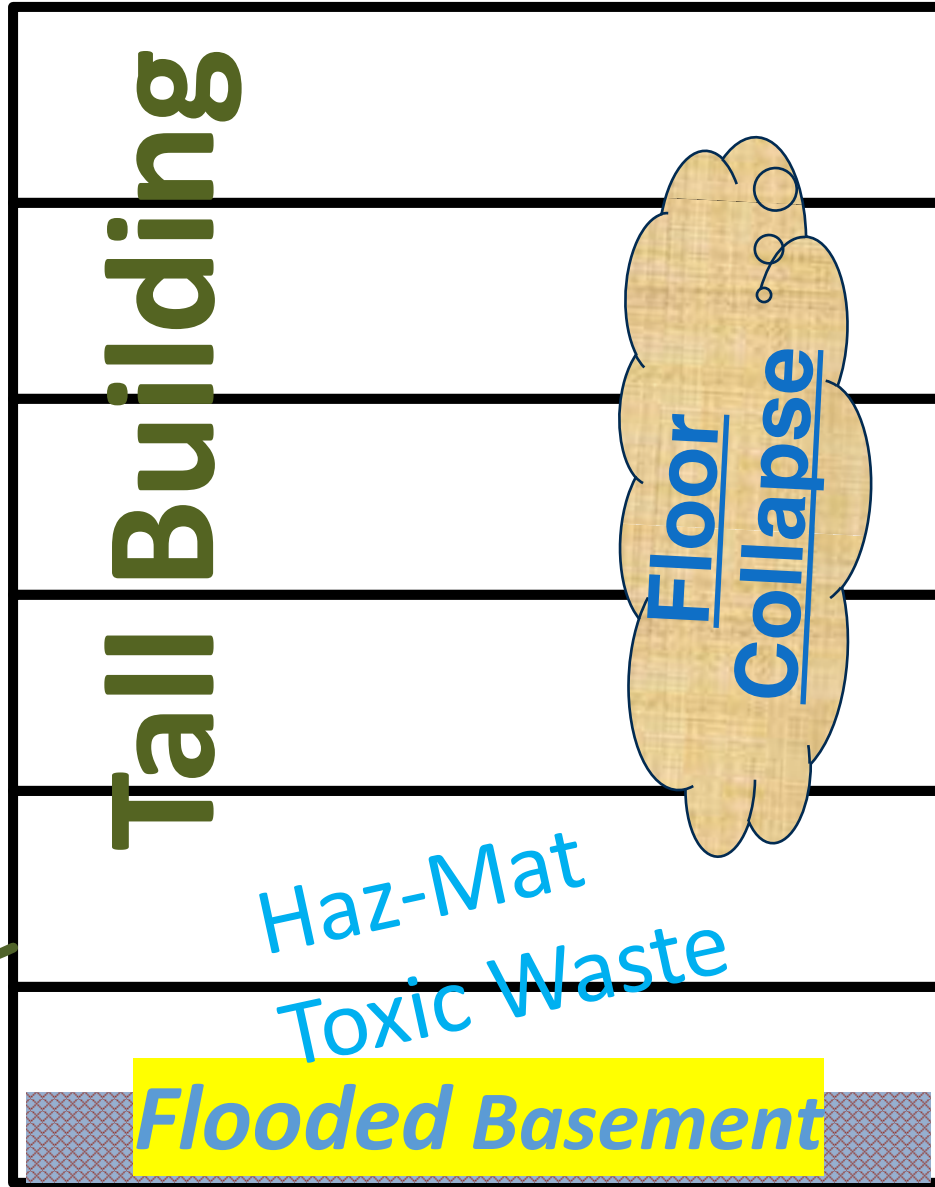
*It's got a Steel Frame,
mostly concrete*

Illegal Dumping — Tires

hilly site

Busy

Street



Collapsed Areas

*Asbestos
Contaminated
Debris*

*Haz-Mat
Toxic Waste*

... be forewarned, first impressions can be overwhelming

Field Service

- Secure doors
- Board-windows
- Hasp / Lockbox

Environmental Consultant

Clean Out

- Solid wastes
- Tires

Environmental Contractor

- Bulbs/ballasts
- Unknown barrels
- Paints
- Chemicals

Asbestos Abatement

- Plaster
- Pipe wrap
- Transite

Fence Contractor

- Temp Fence
- Job gate

Demolition

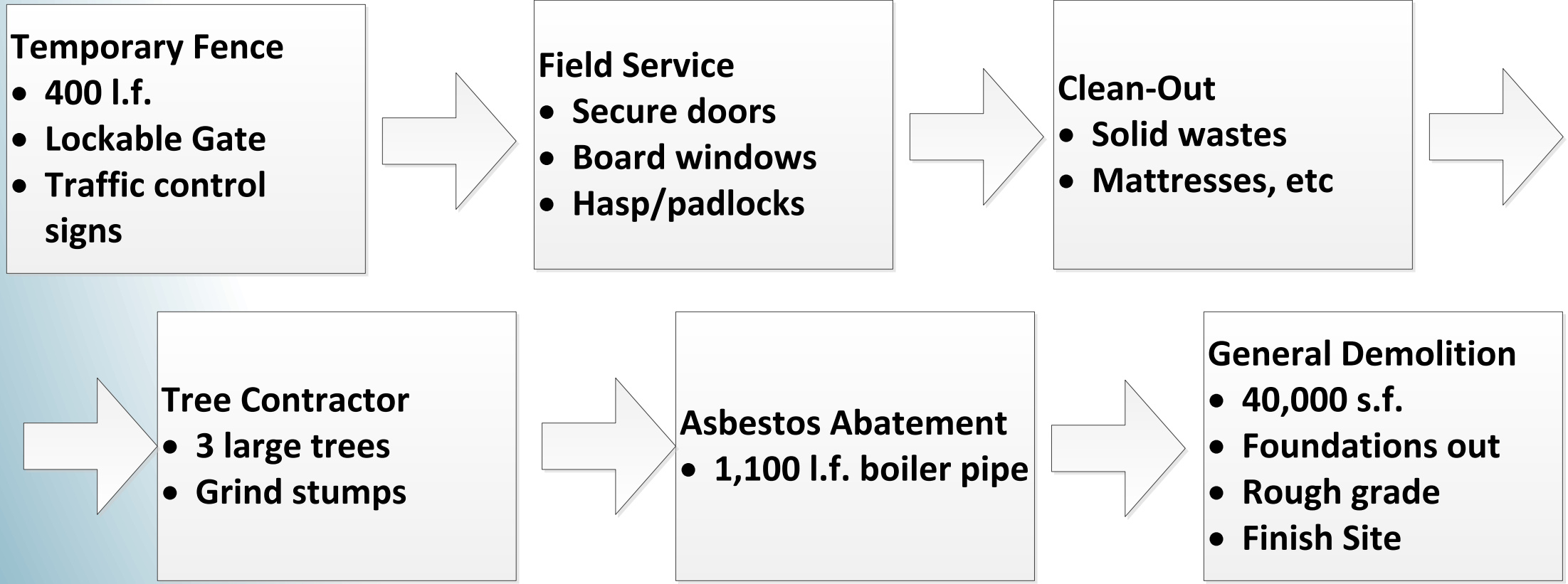
- Need high reach
- Recycle Concrete
- Remove pavement
- Compacted Backfill
- Rough and Finish Grading
- Traffic control
- SWPPP

Tree Contractor

- Remove large trees
- Clear brush

Soils Engineer

*...need to convert these various tasks into an action plan.
Create bid documents for each contract.*



...this becomes basis for budgets and schedules



Large apartment building built in 1920

40,000 s.f.
4 stories,
Lots of boiler
pipe, some areas
collapsed



...proposal to provide board-up and install locks



CCLRC PROPOSAL FORM

Board up to Secure Exterior Doors and Window Openings at: 15800 Euclid Ave., East Cleveland ppn 673-12-014

The Cuyahoga County Land Reutilization Corporation (CCLRC) is preparing this building for demolition and needs to make the building secure so that a cleanout and asbestos abatement can occur before demolition.

Insert Bid Price

Having carefully examined the site and attached specifications between Contractor and CCLRC, the undersigned hereby proposes and agrees to furnish all labor, supervision, material, transportation, and equipment necessary to complete work as described in attached specifications for fixed price stated below.

work items:

Insert Prices

		Insert Prices
1	2 Exterior Doors at Front – fasten plywood over opening. Install Hasp with padlock or lockbox.	\$ _____
2	Rear West Basement Stairwell, make plywood door with hinges, set hasp and padlock.	\$ _____
3	Install 4 additional padlocks	\$ _____
4	Board 10 basement windows shown in photo	\$ _____

Total price

\$ _____

OFFERED BY:

_____ (Contractor) By: _____

Print Name: _____ Title: _____ Date: _____

ACCEPTED BY:

CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION (CCLRC)

By: _____ Date: _____
Adam Stadler, Director of Community Stabilization

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CCLRC PROPOSAL FORM

Board up to Secure 15800 Euclid Ave., City of East Cleveland 673-12-014



CCLRC PROPOSAL FORM

15800 Euclid Ave. Burnette Apts. Board-up Needed.



2 Front Entrances –

- Board openings in doors; Install Hasp, padlock or lockbox



Rear Entrances –

- Secure with plywood, padlocks, etc.



Basement Windows –
• Board 10 openings

3 | Page



...proposal to perform clean-out of solid wastes



673-12-014

Pre-Demolition Clean-out Bid Form



15800 EUCLID AVE.

East Cleveland, Ohio ppn: 673-12-014

Invited bidders must submit bid prices using this bid form:

Instructions to Bidders

The Cuyahoga County Land Reutilization Corporation (CCLRC) seeks bids to remove debris from this apartment site to prepare for demolition.

The structure includes 58 apartment units and approximately 42,000 s.f. Most of the cleanout is in the back yard. Inside, there are less than ten mattresses and six upholstered furniture pieces to be hauled out for disposal.

Site plan on page 3 identifies the interior and exterior areas to be cleaned out under this contract.

Before submitting your bid, Contractor must inspect debris, confirm quantities, and provide pricing on attached bid form. Submit completed bid to:

bidbatchdemo@cuyahogalandbank.org

CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION

812 Huron Rd. E, Suite 800, Cleveland, OH 44115

673-12-014

General Work Scope

Bid Summary

1 Area 1: Exterior Rear Yard:

- Set dumpster on rear drive.
- Load out shingles blocking entrance shown on site plan pg. 3.
- Load out other debris in rear yard.

2 Area 2: Mattresses and Upholstered Furniture inside Building:

- Remove approximately ten mattresses and six upholstered furniture items inside building.

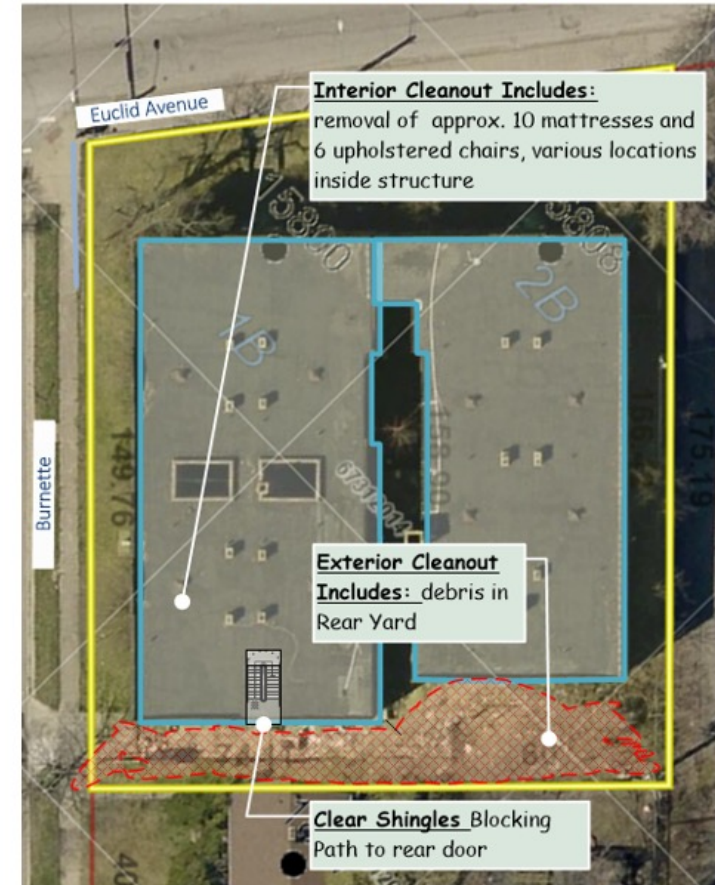
Total proposed price per specifications \$ _____

673-12-014



CLEANOUT NEEDED

15800 Euclid Ave., E. Cle 673-12-014



...proposal to install a rented, temporary fence with lockable gate

"taking control of site"



15800 Euclid temp fence proposal-revised

Temp Fence Bid:

Cuyahoga County Land Reutilization Corporation

The CCLRC seeks a contractor to install temporary fence to surround large apartment building scheduled for demolition.

Work will be performed at: **15800 Euclid Ave. ppn 673-12-014**

The undersigned contractor hereby proposes and agrees to furnish all labor, supervision, material, and transportation to perform the following: See attached site diagram.

Scope of Work:

- | | |
|--|----------|
| 1) 460 l.f. 6' high panels, self-standing, with sandbags as needed | \$ _____ |
| 2) 1 (one) vehicular gate (double gate). | \$ _____ |
| 3) 2 (two) pedestrian gates at front sidewalk | \$ _____ |

Total Proposed Price *Insert below*

Note: fence will be rented by CCLRC for a period of three months. Please provide price below for additional month(s) if rental is needed for longer period.

- | | |
|---|----------|
| 4) Monthly rental if the fence is required for longer than 90 days. | \$ _____ |
|---|----------|

In submitting this bid, the contractor expressly agrees work will be performed in a safe manner, compliant with applicable laws. CCLRC reserves the right to increase or decrease any and all of the quantities listed in this proposal, to eliminate any and all items and to reject any and all bids.

TOTAL BID \$ _____

SUBMITTED BY: _____
(Firm)

(By) (Title)

ACCEPTED BY: CUYAHOGA COUNTY LAND REUTILIATION CORPORATION

By: _____ Date: _____
Adam Stalder, Director of Community Stabilization

Cuyahoga County Land Reutilization Corporation
812 Huron Rd. E, Suite 800, Cleveland, OH 44115



15800 Euclid temp fence proposal-revised
PROPOSED TEMPORARY FENCE
15800 Euclid Ave., E. Cle 673-12-014



Install approx. 460 l.f. self standing panel fence with three gates

Cuyahoga County Land Reutilization Corporation
812 Huron Rd. E, Suite 800, Cleveland, OH 44115

...once the site is secured, we can proceed to asbestos bidding



...asbestos bid document



ASBESTOS ABATEMENT BID DOCUMENT
15800 EUCLID AVE. EAST CLEVELAND 673-12-014
 To prepare this Apartment Building for Demolition Cuyahoga County Land Reutilization Corporation (CCLRC), seeks bids to abate Asbestos Containing Materials (ACM).
Submit this Bid Document to CCLRC by:
Monday, October 30, 2023, at 11:00 AM
 Document must be signed, scanned, and e-mailed by the time and date listed above to: bidbatchdemo@cuyahogalandbank.org

Cuyahoga County Land Reutilization Corporation 812 Huron Rd. E. Suite 800, Cleveland, Ohio 44115

BID SPECIFICATIONS: ASB AB 2310A
 Asbestos Abatement of 15800 Euclid, East Cleveland, Ohio PPN 673-12-014

Project Description
 CCLRC seeks bids to abate Regulated Asbestos Containing Materials (RACM), to prepare this large apartment building for demolition. Bidders must comply with prevailing wage requirements set by Ohio Department of Development and the Ohio Department of Commerce.

The "Burnette Apartments" at 15800 Euclid is a 3-story, masonry apartment building, built in 1915, with a full basement. The building contains 58 apartment units: 16 apartments on each of the 1st, 2nd, and 3rd floors with 10 additional apartments in the basement.
 The building was built in a "U" shape with two, parallel apartment buildings joined at the front entrance wall. The basement level includes a connecting underground hallway with mechanical systems. Basement walls and ceilings are covered with a plaster finish.

Table below lists the square footage information as provided by the Cuyahoga County Auditor. The overall gross square footage total is 42,908 s.f., which is the sum of both the "usable" and "unusable" square footage in the Auditor's records.

Building	Level	Unusable s.f.	Usable s.f.
15800 Euclid 673-12-014	Bst.	3,259	7,605
	1st.		10,682
	2nd.		10,682
	Total S.F. per Auditor		39,649

Asbestos Survey
 The asbestos survey determined that plaster does not require removal prior to demolition but boiler pipe wrapped with TSI circulates throughout the structure and must be abated. The scope of RACM to be abated in this project includes:
 • 3,370 LF Pipe Insulation, located in basement and every apartment's wall and ceiling and main hallways, 1st floor, second floor, third floor walls & third floor ceiling
 Presumed Asbestos Containing Materials to Remain
 • (PACM) to remain: 4,520 SF flooring, & 11,050 SF roofing
 The survey is accessible via link below.¹

Drawings on the following pages show the general layout. Unit numbers on floors 1, 2, and 3 correspond with asbestos survey.

¹ Link to Asbo. Survey prepared by by ACD Asbestos Pro, dated 8-11-23
<https://www.dropbox.com/s/cd1f0c9d7a9e3674816b3a0c71074e949/323ef6c1c12941109551284d1d1d?dl=0>

CCLRC RRNS 2103.02 PAGE 2

BID SPECIFICATIONS: ASB AB 2310A
 Asbestos Abatement of 15800 Euclid, East Cleveland, Ohio PPN 673-12-014

Prevailing Wage Requirements

- Project is funded by the Ohio Department of Development and requires payment of prevailing wages per Chapter 4115 of the Ohio Revised Code.
- Bidders can view applicable wage rates for project by registering at: <https://com.ohio.gov/divisions-and-programs/industrial-compliance/wage-and-hour/guides-and-resources/view-prevailing-wage-rates>
- 673-12-014, 15800 Euclid 2310A Demolition" is the project name as registered with Ohio Department of Commerce.
- "CUYAHOGA COUNTY LAND REUTILIZATION CORP." is registered as the letting "Public Authority".
- As work is completed, Contractor must submit certified payroll documentation with "Invoices to CCLRC" including an Ohio Department of Commerce affidavit that affirms project is compliant with wage requirements.
- Additional forms can be found under the Bid Packet Preparation Guide via link below: <http://com.ohio.gov/divisions-and-programs/industrial-compliance/wage-and-hour/guides-and-resources>
- Refer to Wage Determination Letter and other project documents related to prevailing wage compliance via this link:¹
 - Prevailing Wage Determination Cover Letter
 - Request for Prevailing Wage Rates submitted to Ohio Dept. of Commerce by CCLRC
 - Prevailing Wage Rates Skilled Crafts-Asbestos Local 207 received 10-19-23
 - Instructions for Preparing Certified Payroll Reports
 - Affidavit of Compliance-Prevailing Wages

Considerations when bidding this project

- Comply with prevailing wage requirements set by the Ohio Department of Commerce.
- Upon bid award, contractor to prepare 10-day notification for project and submit it to CCLRC. CCLRC will submit the notification to ODEPA including payment of notification fees. Notification fees are not to be included in the price for this job.
- Every effort must be made by the abatement contractor to minimize inconvenience to neighboring properties. Dust suppression must be achieved during abatement by the appropriate use of water. Hoses must be of sufficient length to reach all areas of the site and flows must be sufficient to prevent dust emissions.
- Scope of abatement work is described in the bid items below. It is expressly understood that bidders will abide by all contract requirements, including all applicable local, state, and federal laws.
- Bidders must thoroughly inspect property and estimate both the quantity of items and the cost for removal and disposal.

¹ Link to Prevailing Wage document including Wage Determination, Preparation of Payroll Reports, Affidavit of Compliance <https://www.dropbox.com/s/cd1f0c9d7a9e3674816b3a0c71074e949/323ef6c1c12941109551284d1d1d?dl=0>

CCLRC RRNS 2103.02 PAGE 3

BID SPECIFICATIONS: ASB AB 2310A
 Asbestos Abatement of 15800 Euclid, East Cleveland, Ohio PPN 673-12-014

CCLRC RRNS 2103.02 PAGE 4

BID SPECIFICATIONS: ASB AB 2310A
 Asbestos Abatement of 15800 Euclid, East Cleveland, Ohio PPN 673-12-014

15800 Euclid Ave., East Cleveland 673-12-014 1st Floor

CCLRC RRNS 2103.02 PAGE 5

BID SPECIFICATIONS: ASB AB 2310A
 Asbestos Abatement of 15800 Euclid, East Cleveland, Ohio PPN 673-12-014

15800 Euclid Ave., East Cleveland 673-12-014 2nd Floor

CCLRC RRNS 2103.02 PAGE 6

BID SPECIFICATIONS: ASB AB 2310A
 Asbestos Abatement of 15800 Euclid, East Cleveland, Ohio PPN 673-12-014

15800 Euclid Ave., East Cleveland 673-12-014 3rd Floor

CCLRC RRNS 2103.02 PAGE 7

BID SPECIFICATIONS: ASB AB 2310A
 Asbestos Abatement of 15800 Euclid, East Cleveland, Ohio PPN 673-12-014

Contract Work Items
 Insert pricing, bid amount below. Insert this same bid total on the attached proposal form. Submit signed, scanned bid document to bidbatchdemo@cuyahogalandbank.org by the time and date listed on page 1.

ASBESTOS ABATEMENT BID
CCLRC DEMO ORDER – DEMOLITION SPECIFICATIONS DEMO SET: 2310A

15800 Euclid Ave, East Cleveland, OH 44112
 PPN: 673-12-014
 Property Type: Apartments 58 Units
 Lot Dimensions: 136' X 166'
 Building Size: 39,649 S.F.
 Basement Size: FULL
 Garage Size: None

This Work Order incorporates all of the terms and conditions set forth in the current Master Demolition Agreement between CCLRC and Contractor. Accordingly, please fill in a price below where dollar signs are included for all necessary labor and material to complete the following scope of work. Notify CCLRC if any unique site conditions are present.

1	3,370 LF pipe insulation- basement, every apartment's wall & ceiling & hallways	\$ _____
Total proposed price		\$ _____

CCLRC RRNS 2103.02 PAGE 8



...demolition bid document



BID PACKAGE 2311A GENERAL DEMOLITION

Proposed Demolition:
15800 Euclid Ave.
3-Story Apartment with Full Basement
36,649 Usable S.F. Approx. 42,900 Gross S.F.



Bid Specifications to Demolish a 58-Unit Apartment Building at:

15800 Euclid Ave., East Cleveland, Ohio 44112
PPN 673-12-014

Scope of work in this Bid Package includes but is not limited to:
General Demolition, Utility Disconnections, Storm Water Control, Grading, and Site Finishes.

Submit Completed Bid Documents to CCLRC office by:
Friday, December 1st, 2023, at 11:00 AM

e-mail bid proposal to: BIDBATCHDEMO@CUYAHOGALANDBANK.ORG

Cuyahoga County Land Reutilization Corporation (CCLRC)
812 Huron Rd. E. Suite 800, Cleveland, Ohio 44115

BID SPECIFICATIONS DEMO BATCH 2311A

Demolition of Apartment Building at 15800 Euclid Ave. 673-12-014

East Cleveland Apartments

Project Description

CCLRC seeks bids to demolish this large apartment building on behalf of the City of East Cleveland. The project is funded by the Ohio Department of Development and requires contractors to pay prevailing wage rates to workers as established by the Ohio Department of Commerce.

Contractors must thoroughly review all bid documents and inspect the property before submitting their proposal to the CCLRC.

Building Information: 15800 Euclid Ave, East Cleveland, "The Burnette Apartments"

This 3-story wood framed structure with a masonry exterior was built in 1915. In one building, there are 58 apartment units with 16 apartments on each of the 1st, 2nd, and 3rd floors and an additional 10 apartments in the finished basement. Most of basement areas include plaster finishes and large windows.

Although it is a single building, the structure is more accurately described as two parallel buildings connected at the front wall. Each of the side buildings contain stairwells and entrances. In the basement, a connecting hallway (or tunnel) joins electrical, plumbing and heating systems.

The table below lists the square footage information as provided by the Cuyahoga County Auditor. The total usable space is listed as 39,649. The overall gross square footage which includes basement mechanical and storage areas is 42,908 s.f.

Building	Level	Mechanical Areas	Usable S.F.
15800 Euclid 673-12-014	Basement	3,259	7,603
	1st.		10,682
	2nd.		10,682
	3rd.		10,682
Total S.F. per Auditor			39,649
Gross S.F. includes Bsmt. Mechanical Areas			42,908

Asbestos Findings: The asbestos survey determined that plaster can be disposed as construction and demolition debris. RACM to be abated prior to demolition in this project includes insulated boiler pipe which circulates throughout the structure.

Regulated Asbestos Containing Materials to be removed before demolition includes:

- 3,370 LF Pipe Insulation, located in basement and every apartment's wall and ceiling and main hallways. 1st floor, 2nd floor, 3rd floor walls & 3rd floor ceilings.

Presumed Asbestos Containing Materials includes:

- (PACM) to remain: 4,520 SF flooring, & 11,050 SF roofing).

The survey is accessible via link below.¹

¹ Link to asbestos survey prepared by by **ACD Asbestos Pro**, dated 8-11-23
<https://www.drcnba.com/isd/fo/BpIhwzvwfiv6t5h5wao07/hir/leywvP2bafjcliu07v41onGGz78d=d>

BID SPECIFICATIONS DEMO BATCH 2311A

Demolition of Apartment Building at 15800 Euclid Ave. 673-12-014

East Cleveland Apartments

Site Information

The existing building covers most of the site. It is a relatively small site in relation to the large scale building to be demolished. There is no off-street parking except for a short driveway off Burnette Ave. at rear of structure.

Gross Bldg. S.F.	42,908	
Building Site Size	21,488	0.5 acre
Building Site Coverage	200%	

In addition to demolition, which includes the complete removal of all building debris, including slabs and foundations, the contract will include the following site work:

Additional Site Work

Concrete Removal: Remove rear driveway and apron.

Sandstone Retaining Wall Removal: a sandstone wall borders the public sidewalk at the front of the site. *Note: under separate contract, prior to demolition, roughly half of the existing sandstone will be relocated for reuse.*

Demolition contractor must remove approximately half of the existing sandstone blocks to remain.

Chain Link Fence Removal: Remove 6' high chain link fence is located adjacent to neighboring parking lot, on northwest side of site. *Note:*

Tree Removal: *Note: under separate contract, prior to demolition Two large trees in the front yard and a large fallen tree in the rear yard will be removed by a tree contractor. (See site plan pg 4). Remove all remaining trees* which will include more than a dozen mid-sized trees, located near the building foundation.

Timber Installation: to block vehicular access after removing the street apron, **install a total of five timbers**, each to be 6"x6" new non-treated, square, hardwood timbers spaced 5 feet on-center and to be a maximum 3 feet tall, set in a straight line.

Site Grading and Finishes

Rough Grading: After site is cleared of demolition debris, foundations, and sandstone, regrade site to slope to the existing sidewalk and pavement at perimeter of site. (pg. 9)

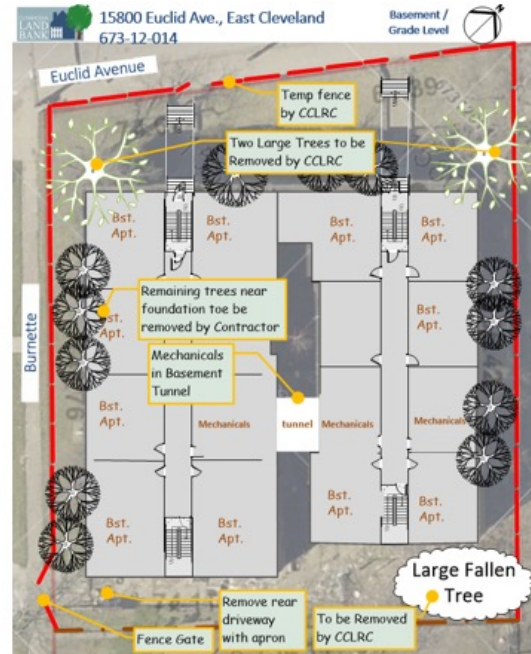
Finished Grading: Grade surface to conduct positive drainage of ground water to surrounding pavement, sidewalk, or right-of-way. Grading should gradually direct flow of water off site.

Install Lawn: Refer to section 3 specifications for grass specifications including soil preparation, topsoil, seeding and straw.

BID SPECIFICATIONS DEMO BATCH 2311A

Demolition of Apartment Building at 15800 Euclid Ave. 673-12-014

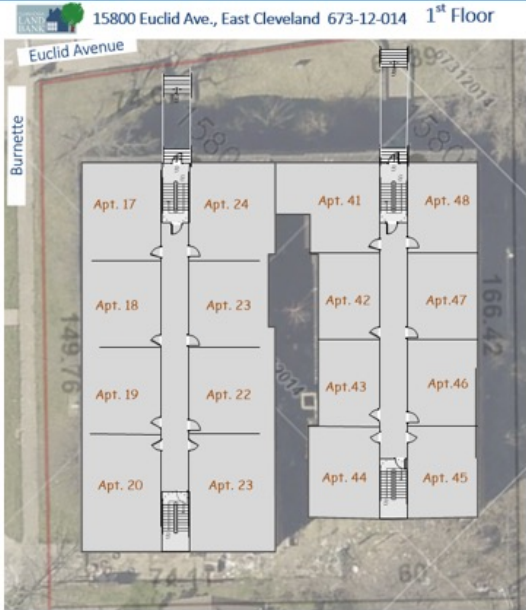
East Cleveland Apartments



...demolition bid document cont.

BID SPECIFICATIONS DEMO BATCH 2311A
Demolition of Apartment Building at 15800 Euclid Ave. 673-12-014

East Cleveland Apartments

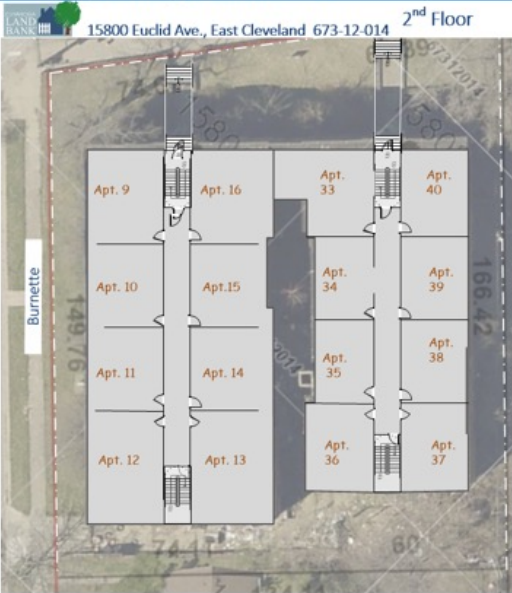


CCLRC RRNS 2103.02

PAGE 5 OF 12

BID SPECIFICATIONS DEMO BATCH 2311A
Demolition of Apartment Building at 15800 Euclid Ave. 673-12-014

East Cleveland Apartments

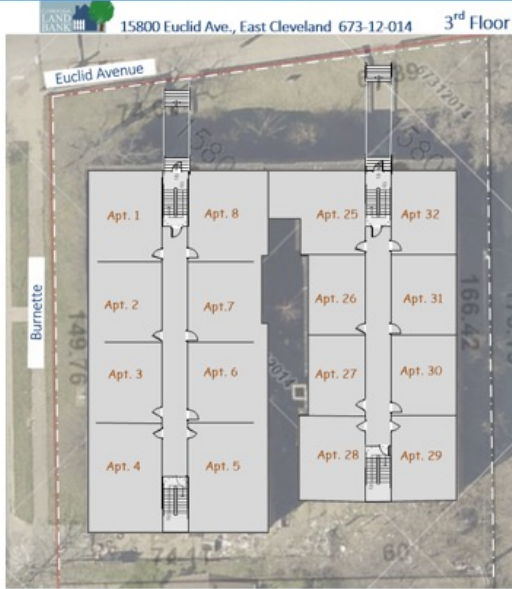


CCLRC RRNS 2103.02

PAGE 6 OF 12

BID SPECIFICATIONS DEMO BATCH 2311A
Demolition of Apartment Building at 15800 Euclid Ave. 673-12-014

East Cleveland Apartments



CCLRC RRNS 2103.02

PAGE 7 OF 12

BID SPECIFICATIONS DEMO BATCH 2311A
Demolition of Apartment Building at 15800 Euclid Ave. 673-12-014

East Cleveland Apartments

Prevailing Wage Requirements
Bidders must comply with prevailing wage requirements set by Ohio Department of Development and Ohio Department of Commerce.

- Project is funded through the Ohio Department of Development and requires payment of **prevailing wages** per Chapter 4115 of the Ohio Revised Code.
- Bidders can view applicable wage rates for project by registering at: <https://com.ohio.gov/divisions-and-programs/industrial-compliance/wage-and-hour/guides-and-resources/view-prevailing-wage-rates>
- "673-12-014, 15800 Euclid Ave., 2211A DEMO" is the registered project name with Ohio Department of Commerce for this demolition contract.
- "CUYAHOGA COUNTY LAND REUTILIZATION CORP." (CCLRC) is registered as the letting "Public Authority".
- As work is completed, Contractor must submit certified payroll documentation with invoices to CCLRC including an Ohio Department of Commerce affidavit that affirms project is compliant with wage requirements.
- Additional forms can be found under the Bid Packet Preparation Guide via link below: <https://com.ohio.gov/divisions-and-programs/industrial-compliance/wage-and-hour/guides-and-resources>
- Refer to Wage Determination Letter and other project documents related to prevailing wage compliance via this link:²
 - Prevailing Wage Determination Cover Letter
 - Request for Prevailing Wage Rates submitted to Ohio Dept. of Commerce by CCLRC
 - Prevailing Wage Rates Skilled Crafts - Laborers Local 310, Operators Local 18.
 - Instructions for Preparing Certified Payroll Reports
 - Affidavit of Compliance - Prevailing Wages
 - Certified Payroll Form (PDF)

Bid Instructions

Bidders must thoroughly inspect property to estimate the quantity of items and cost for removal and proper disposal. Insert price for each bid item on bid summary table, page 12. Enter the same total proposed price on the attached signature proposal form. Include both forms with bid submission.

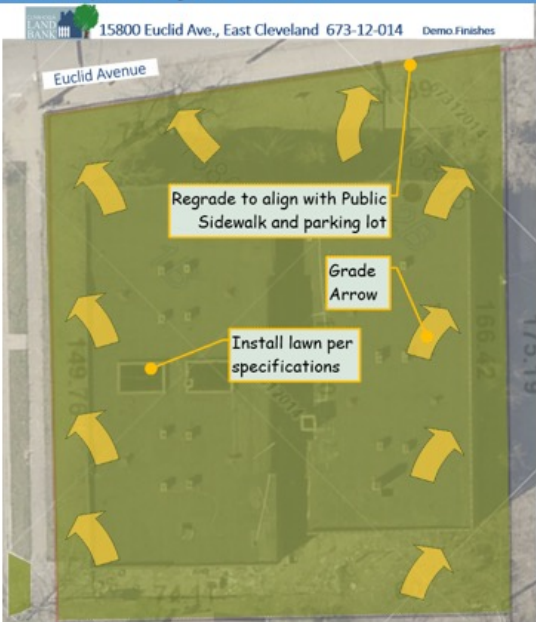
² Link to Prevailing Wage Determination Letter
<https://www.ohiosos.com/oh/7xby651v9bu9w/AADBvVvPHUx8B4uQK6HSYna7d=0>


CCLRC RRNS 2103.02

PAGE 8 OF 12



...demolition bid document cont.



CCLRC DEMO ORDER – DEMOLITION SPECIFICATIONS		DEMO SET: 2311A
15800 Euclid Ave, East Cleveland, OH 44112		
PPN: 673-12-014		
Property Type: Apartments 58 Units		
Lot Dimensions: 136' X 166' Irr		
Building Size: 39,649 S.F.		
Basement Size: FULL		
Garage Size: None		
This Work Order incorporates all of the terms and conditions set forth in the current Master Demolition Agreement between CCLRC and Contractor. Accordingly, please fill in a price below where dollar signs are included for all necessary labor and material to complete the following scope of work. Notify CCLRC if any unique site conditions are present.		
		

1. General Demolition
 - 1.1. Demolish all structural elements, including foundation walls, slabs, and foundations.
 - 1.2. Haul debris to an approved landfill. Retain dump tickets identifying contractor and site where debris originated. Submit disposal documentation with contractor invoice.
 - 1.3. Contract work-scope includes complete removal of buildings; the removal of exterior concrete, small trees and brush.
 - 1.4. After demolition and removal of debris, request clean hole inspection from CCLRC.
 - 1.5. Obtain a bulkhead inspection from Cuyahoga County Division of Public Works.
 - 1.6. Prior to backfill, obtain clean hole inspection from CCLRC and E. Cleveland.
 - 1.7. Remove plantings and brush near foundations of structure to be demolished.
 - 1.8. Protect from damage mature trees to remain.
 - 1.9. There shall be no rubble or other man-made items in backfill material.
2. Additional Site Work
 - 2.1. **Concrete Removal:** Remove rear driveway and apron.
 - 2.2. **Sandstone Retaining Wall Removal:** at sidewalk along Euclid Ave. **Demolition contractor must remove approximately half of the existing sandstone blocks**
 - 2.3. **Chain Link Fence Removal:** Remove 6' high chain link fence located adjacent to neighboring parking lot.
 - 2.4. **Tree Removal:** Remove all remaining trees and brush after two large trees in front yard on a large fallen tree in rear yard are removed by tree contractor.
 - 2.5. **Timber Installation:** install a total of five timbers to block rear driveway

3. Site Finishes: Grading and Grass Planting
 - 3.1. After removal of all building and site debris, request clean hole inspection. After completing backfill and finished grade, call CCLRC for grade inspection prior to spreading topsoil and or planting grass.
 - 3.2. **Finish Grading:** shall conduct positive drainage of ground water to surrounding pavement, sidewalk, or right-of-way. Grading should gradually direct flow of water off site. Standing water is not acceptable.
 - 3.3. Finish grading should remove rock or other foreign material from the soil surface. Use rockhound on top 2" of site to achieve a smooth, even final grade. (No large clods, roots, stones, or demolition debris over 2" in diameter)
 - 3.4. **Seeding methods:** Apply seed to prepared areas only. Do not sow seeds during high winds.
 - 3.5. If the prepared areas become compacted before seeding, loosen the surface using rakes or other methods.
 - 3.6. Thoroughly mix all seed and evenly sow the seed over the prepared areas in a manner to ensure complete coverage of the entire area to be seeded.
 - 3.7. Seed specifications: Apply ODOT Lawn Mix or equivalent.
 - 3.7.1. 30% Kentucky Bluegrass
 - 3.7.2. 30% Creeping Red Fescue
 - 3.7.3. 20% Annual Ryegrass
 - 3.7.4. 20% Perennial Ryegrass
4. Public Protection During Demolition
 - 4.1. **Dust Suppression** must be achieved throughout demolition by the appropriate use of water. Hoses must be of sufficient length to reach all areas of the site and flows must be sufficient to prevent visible dust emissions. To actively suppress dust as it is occurring, the water hose must have the attention of a human laborer.
 - 4.2. **Temporary Fence** was installed by CCLRC and will remain in place during the project.
5. Utility Disconnections
 - 5.1. Coordinate disconnection of all utilities prior to demolition with applicable utility providers.
 - 5.2. It is the responsibility of demolition contractors to verify that utilities are safely disconnected prior to beginning demolition.
 - 5.3. Sanitary laterals to be bulk headed per Cuyahoga County Division of Public Works requirements.
 - 5.4. Clearly mark the location where sewer bulk-headed so that it can be easily found.
 - 5.5. Any storm drains necessary to be removed during demolition should be capped to protect the remainder of the drainage system being left intact.

Bid Summary		
15800 Euclid Ave, East Cleveland		
1	Demolition, remove entire structure and all building debris, including foundation walls and basement floor. Obtain clean hole inspection from CCLRC. After the sewer bulkhead is inspected by County Dept. of Public Works, backfill site with clean fill, compacted in lifts sufficient to prevent uneven settlement. Provide a site that is level, promotes drainage away from adjacent structures, and is free of construction debris, and trash, including along lot lines and tree lawn.	\$ _____
Additional Site Work		
2.1	Remove Pavement: remove rear drive and apron	\$ _____
2.2	Remove Sandstone Wall at Euclid Ave. Sidewalk: Load out approximately half the existing sandstone. Under separate contract, approximately half of the sandstone will be relocated to another project.	\$ _____
2.3	Remove Chain Link Fence along parking lot of neighboring property	\$ _____
2.4	Tree Removal: Remove approximately a dozen or more mid-sized trees after tree contractor removes two large trees in front yard and a large fallen tree in rear yard as shown on site plan pg. 4.	\$ _____
2.5	Timbers – Install 5 timbers	\$ _____
Site Finishes		
3.1	Finished Grading to positively conduct drainage of ground water to surrounding pavement, sidewalk, or right-of-way.	\$ _____
3.2	Site Finishes: install topsoil, seed, and straw to entire site per specifications.	\$ _____
Additional Contract Requirements		
4	Public Protection of Site During Project (includes dust suppression)	incl.
5	Utility Coordination and Disconnections	incl.
Total Proposed Price		\$ _____



...proposal to remove three large trees and grind stumps

CCLRC

15800 Euclid tree clearing proposal



Tree Clearing Bid:

Cuyahoga County Land Reutilization Corporation
812 Huron Rd. E, Suite 800, Cleveland, OH 44115

The CCLRC needs a tree contractor to cut down 2(two) large sized trees at the front building corners of **15800 Euclid Ave, East Cleveland**. The site is at the intersection of Euclid Ave. and Burnette Ave. The attached aerial site plan and photos indicate which trees need removed under this contract.

After inspecting site, the undersigned contractor hereby proposes and agrees to furnish all labor, supervision, material and transportation to:

Scope of Work:

1. **Cut down: 2 (two) large sized trees at front building corners on Euclid Ave., grind stumps.**
2. **Cut/Remove: 1 (one) large fallen tree in rear yard from site.**
3. **Includes tree haul-out off site with proper disposal/reuse/recycling**

Insert proposed bid price below.

Work will be performed at: **Project Site: 15800 Euclid Ave., ppn 673-12-014**

In submitting this bid, the contractor expressly agrees work will be performed in a safe manner, compliant with applicable laws. CCLRC reserves the right to increase or decrease any and all of the quantities listed in this proposal, to eliminate any and all items and to reject any and all bids.

TOTAL BID \$ _____

SUBMITTED BY: _____
(Firm)

(By) (Title)

ACCEPTED BY: CUYAHOGA COUNTY LAND REUTILIATION CORPORATION

By: _____ Date: _____
Adam Stalder, Director of Community Stabilization

Cuyahoga County Land Reutilization Corporation

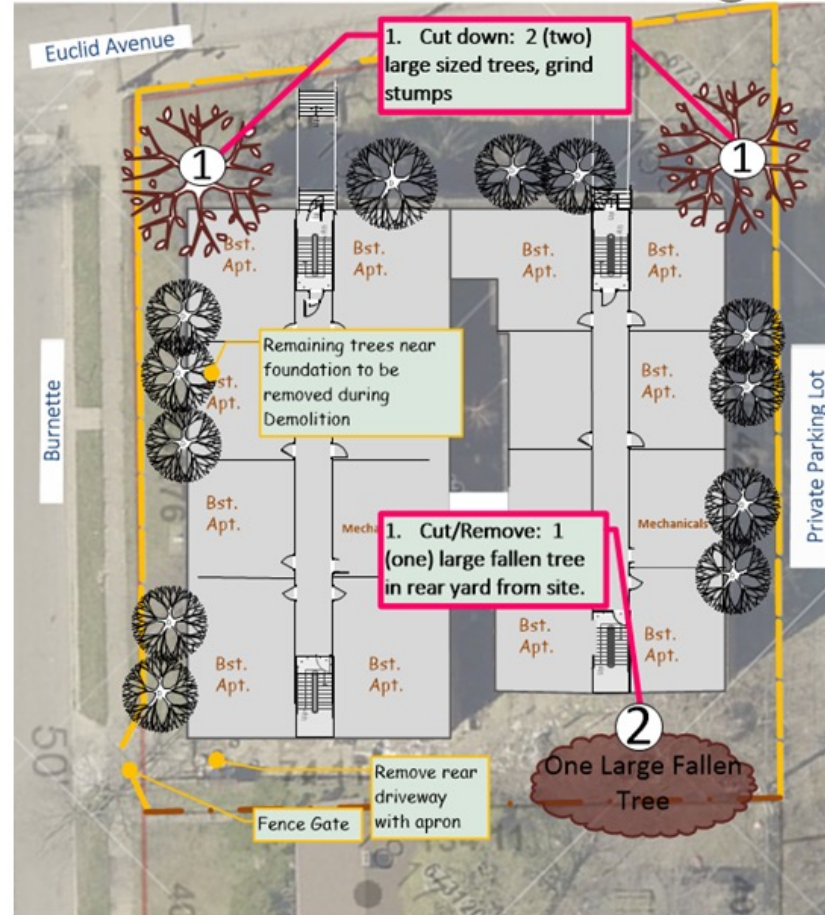
CCLRC

15800 Euclid tree clearing proposal



15800 Euclid Ave., East Cleveland
673-12-014

Tree Removal Bid



Cuyahoga County Land Reutilization Corporation

CCLRC

15800 Euclid tree clearing proposal



Cuyahoga County Land Reutilization Corporation



...root balls do not fit into a "waste stream"

...tree work safely completed



*...salvaging sandstone retaining wall
for upcoming development project in East Cleveland*



...attained access agreement with neighbor prior to removing stones



*Nearing demolition start,
...door form confirms asbestos complete...*

 **COMPLETED
ASBESTOS ABATEMENT**

Address: 15800 Euclid Ave, East Cleveland, OH 44112
PPN: 673-12-014
Contractor: Coleman Trucking, Inc

Work Performed: _____
3,370 LF pipe insulation- basement, every apartment's wall & ceiling & hallways (PACM to remain); 11,050 SF roofing; 4,520 SF flooring)

Notes on Additional Work Performed: N/A

Supervisor Name (print): Dava Hall
Date: 12-1-23

CUYAHOGA COUNTY LAND REUTILIZATION CORP.
812 HURON ROAD E, SUITE 800
CLEVELAND, OH 44115
(216) 698-8853

Abatement Contractor: After work is complete, and within 24 hour of completion, secure this notice to the front door or window of the property.



*All utilities are cut ... but concerned
this ATT fiber-optic cabinet is at risk*



*...demolition contractor suggested,
“maybe you need a “doghouse”*



...ready, set, go





...“doghouse” did its job

Now let's try something we've never done before...

Built in 1961
242,000 s.f.
272 apts.
13 floors

Asbestos
issues:
ACM ceilings,
Debris on
floors, "maybe
get a buck-
hoist"

...what's a
buck-hoist?

A hoist would be super-helpful to remove solid wastes, abate asbestos, bulbs and ballasts, etc.





...but what about electricity?



Demolition Contract Scope

- Install buck-hoist (sub.)
- Solid waste clean-out (sub.)
- Asbestos abatement (sub.)
- Environmental Wastes (sub.)
- Recycle Concrete, by demo contractor

Possible Electrical Package

- Install temporary service

Recycling the concrete in place could reduce trucking out debris and reduce importing fill.

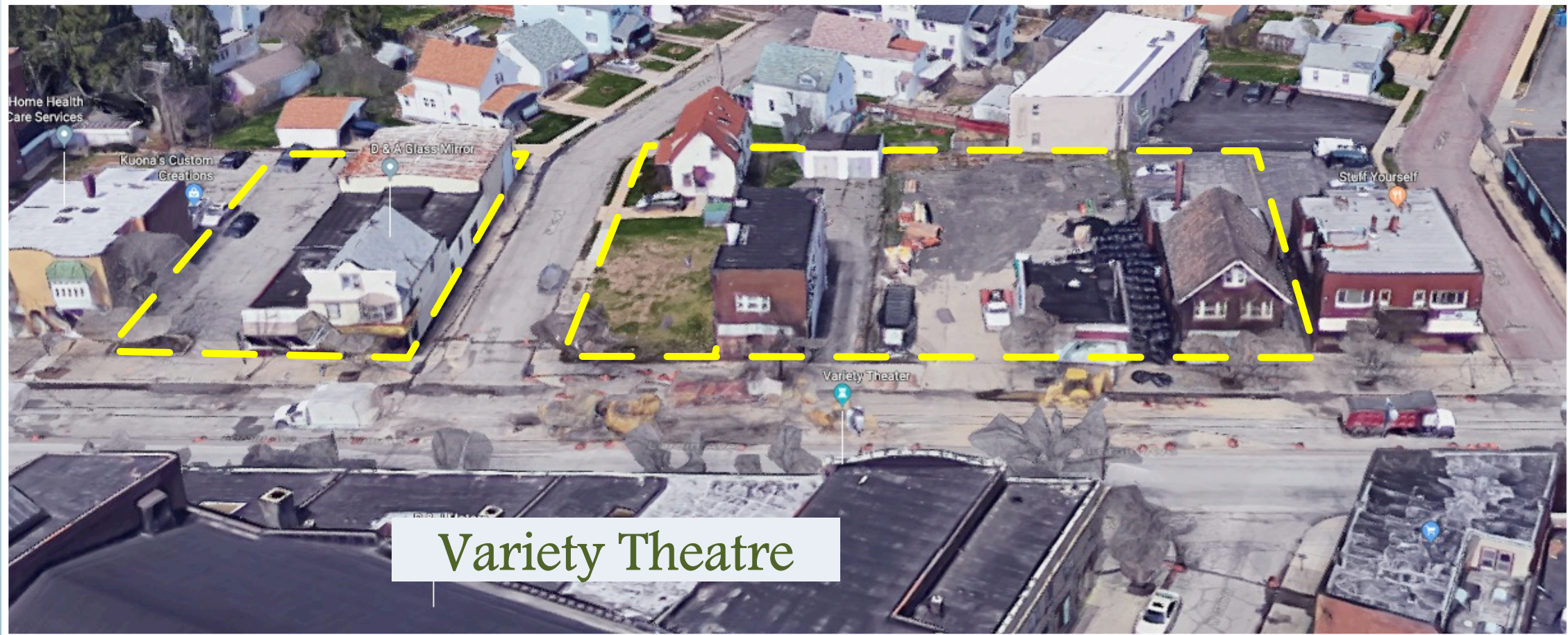
...recycling concrete
reduces trucking
...304 recycled
concrete
provides stable
backfill base



What's the right backfill for commercial projects ...



Parking lots require compacted backfill to prevent pavement failure, potholes...



Variety Theatre

Parking lot built by others after demolition completed ...



Compacted Backfill

Developer Hires Soils Engineer

Soils Engineer will:

- Approve soil type and compaction criteria
- Pre-test a sample of premium fill
- Monitor compaction of each lift during backfill
- Provide lab results



...get used to bidding hazardous wastes



...you have universal and hazardous wastes.

- Find environmental contractors you can trust.
- Make a list of Universal/Hazardous Wastes.
- Bid it Competitively know amount could vary.



Hazardous Waste Removal Bid:

REVISED 6-20-21

Cuyahoga County Land Reutilization Corporation
812 Huron Rd. E, Suite 800, Cleveland, OH 44115

The undersigned hazardous waste removal contractor hereby proposes and agrees to furnish all labor, supervision, material and transportation to dispose of waste chemicals listed in this bid form for the fixed prices and sums stated below.

The environmental wastes to be removed are located at:
8707 and 8519 Memphis Rd., Brooklyn Hts., Ohio 44146
ppn 432-21-001 and 432-21-016

In submitting this bid, the contractor expressly agrees work will be performed in a safe manner, compliant with applicable laws. CCLRC reserves the right to increase or decrease any and all of the quantities listed in this proposal, to eliminate any and all items and to reject any and all bids.

TOTAL BID (must match total on page 8) \$ _____

SUBMITTED BY: _____
(Firm)

(By) (Title)

ACCEPTED BY:
CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION (CCLRC)

By: _____ Date: _____
Kim Kimlin, Chief Operating Officer



Remove and Properly Dispose Potentially Hazardous Materials at:

8707 Memphis,432-21-001 & 8519 Memphis,432-21-016
Brooklyn, Ohio 44144

Project Description

CCLRC is contracting the demolition of two commercial buildings in Brooklyn, Ohio. The larger of the two buildings is a steel-framed warehouse built in 2007 at 8707 Memphis Road referred to here as the "Up-to-Bat" building because it was used as a baseball training facility. Under the same contract, CCLRC will demolish a gas station built in 1973 located at 8519 Memphis Rd. To prepare for demolition, CCLRC seeks a qualified environmental contractor to remove and dispose of universal wastes not suitable to be disposed as construction and demolition debris.

Work scope includes removal/proper disposal of fluorescent bulbs, paints, commercial cleaners, freon, and fluids from radiant heat system in concrete slab of steel warehouse building.

In addition to items listed, a thorough sweep by environmental contractor is needed to gather and inventory items that may have been omitted from this scope of work. If the environmental contractor sees additional chemicals on property that are not on this list, please bring these items to CCLRC's attention. Additional disposal work may be eligible if costs are approved prior to removal and disposal.

Status of Gas Station Site: 8519 Memphis, ppn 432-21-016

The underground storage tanks at this gas station were installed in 1973 and removed in 1994. Tanks removed included two 8,000-gallon gasoline tanks, one 6,000-gallon gasoline tank a 550-gallon oil tank and all associated piping and dispensers.¹ Environmental site assessment reports also state that auto repairs were conducted at station, but hydraulic lifts are not evident in building slab.

¹ This link will access Environmental Site Assessments prepared by GPD in 2019:
<https://www.epa.gov/epaospr/eis/hsd/HA-CaADTV/in089/2019/20190604/hsd->

When the tanks were removed in 1994, 840 tons of petroleum impacted soil was also removed. Periodic groundwater sampling was required at the site until 2009 when an additional 350 tons of petroleum impacted soil was removed. A No Further Action (NFA) letter was issued by the Bureau of Underground Storage Tank Regulation (BUSTR) in 2010. Due to the NFA issued by BUSTR, no petroleum related work is anticipated in this contract.

Instructions to Bidders

- Bidders should visit site to estimate the quantity of items and a cost for their removal.
- Insert pricing on each line listed with \$ _____.
- Sum of bid items on page 8-must accurately match the proposed total on page 1.
- Include all disposal costs in bid prices.
- Provide shipping manifests with invoice.

Summary of bid items in this contract:

- Bulbs & ballasts – both buildings**
Remove 244 fluorescent and other types of lamps/bulbs in the steel warehouse and approximately 96 bulbs in the former gas station. This work requires a man-lift capable of reaching 30' high ceilings in the steel warehouse. A lift is also needed to retrieve bulbs from exterior light poles at gas station and the exterior bulbs on both buildings.
- Radiant heat system - steel warehouse**
Extract and containerize liquids from a radiant heating system in the steel warehouse. It is estimated that 315 gallons of glycol/water mixture remains in plastic lines that circulate in concrete slab. If needed, provide testing to characterize liquid prior to disposal.
- Gather and inventory additional wastes – both buildings**

Bid Items:

- Fluorescent and HID bulb removal and disposal**
 - Remove all fluorescent bulbs both in fixtures and in stockpiles.
 - Inspect ballasts. If ballasts containing suspected PCB were used, request a change order from CCLRC to containerize and dispose of the PCB ballasts properly.
 - Environmental Contractor can either remove bulbs intact and dispose as a universal waste or crush the bulbs and dispose as a hazardous waste. The Ohio EPA recommends intact removal and recycling of fluorescent bulbs as a universal waste².
 - Removing bulbs intact requires compliance with *Universal Waste Rules (DAC) Chapter 3745-273*. Lamps are to be stored, labeled, and disposed of in a specific manner. Universal waste transporters must comply with DOT packaging/labeling requirements and bulbs must be recycled at a permitted destination facility in Ohio³.

² Ohio EPA, Recycling Fluorescent Lamps, July 2017 <https://www.epa.gov/epaospr/3745273/lets-recycle-again>

³ OHIO Pest Street Working Group on Mercury Exposure While Crushing and Recycling Fluorescent Bulbs <http://www.ohio.gov/EPA/cleanmercury/mercury/bulbs/bulbs.html>

REQUIRED BIDS

8707 Memphis bulb count	2' Bulbs	4' Bulbs	8' Bulbs	Ballasts	bulbs per fixture	extension
high ceiling roof bays	158	28	6	158		
lower hip bays	60	10	6	60		
Offices and bathrooms	10	5	2	10		
meeting room	6	1	6	6		
						0
Total Bulbs	244					
Total Ballasts	44					

bid item	quantity	proposed cost
1.1 8707 Memphis – Up-to-Bat Remove fluorescent/hazardous bulbs.		\$ _____

8519 Memphis Gas Station Bulb Count	2' Bulbs	4' Bulbs	8' Bulbs	Ballasts	H.I.D.	bulbs per fixture	extension
front retail	30	15	2	30			
front office	2	1	2	2			
rear mechanical a	4	2	2	4			
rear mechanical b	4	1	4	4			
bathroom	2	1	2	2			
rear drive thru HD's				9	1	9	
retail cabinets	12			10	1	10	
bulb stockpile	30	16				46	
ballast stockpile				20		0	
exterior lights			10	5		15	
	12	40	58	50	14	122	extension
Total Bulbs	124						
Total Ballasts	50						

bid item	quantity	proposed cost
1.2 8519 Memphis – Gas Station Remove fluorescent/hazardous bulbs.		\$ _____

REQUIRED BIDS

2. Drain Radiant Heating System	quantity	proposed cost
a. Extract liquids from radiant heating system in concrete slab of 8707 Memphis and containerize these liquids for shipment and disposal.		
b. Sample and test liquid prior to shipment and disposal.		
c. The quantity of liquids in the slab heating system is unknown. The following assumptions listed below were used to estimate a quantity for bidding.		
i. Total building area = 13,231 s.f.		
ii. Tubing in slab is 3/4" in diameter. Est. placed 32" on center = 1' tube per s.f.		
iii. Volume of liquid in a 3/4" pipe, 32" long is .0229 gallons.		
iv. 13,231 s.f. of slab x .0229 gallons per sq. ft. = 303 gallons		
v. Tubing outside slab = 1" in diameter. Tubing estimated to be 300' long.		
vi. Volume of liquid in a 1" pipe, 32" long is .0408 gallons.		
vii. 300 l.f. 1" tubing x 0.0408 gal. = 12 gallons		

diameter	gal. ft.	length	vol.
3/4" hose	0.0229	13,231	303
1" hose	0.0408	300	12
		total est. gal.	315

bid item	quantity	proposed cost
2.1 Purge radiant heating system (Est. 315 gallons). Containerize, transport and dispose properly.	315 g.	\$ _____

Itemize Lab Costs

- Identify test to characterize radiant heating system liquid. If needed, insert additional cost for testing on line 2.2.
- Cryo-Tec-100 MSD attecher and NOBURST-100 MSD are on site and are the likely additives to be disposed from the radiant system

bid item	quantity	proposed cost
2.2 Proposed testing method listed above, insert cost line 2.2	0	\$ _____

- Other Wastes**
The following items were observed in the buildings and need to be removed by contractor.
 - Cryo-Tec 100 MSD
 - NoBurst-100 MSD

REQUIRED BIDS

2.1 Other Wastes in 8707 Memphis Up-to-Bat Bldg.						Sub-Total	proposed cost
Item Description	Quantity	Description	unit	Extension			
3.1a 5-gal container Cryo-Tec-100	1		ea. @ \$	\$			
3.1b 5-gal container NoBurst-100	1		ea. @ \$	\$			
3.1c Exit light batteries	7		ea. @ \$	\$			
3.1d Fire Extinguishers	2	n/a	ea. @ \$	\$			
3.1e E-waste - LARGE TV	1	n/a	ea. @ \$	\$			
3.1 Other Wastes - Up-to-Bat							\$ _____

2.2 Other Wastes in 8519 Memphis Gas Station						Sub-Total	proposed cost
Item Description	Quantity	Description	unit	Extension			
3.2a Exit light batteries	1		ea. @ \$	\$			
3.2b Aerosols	1	5-gal	ea. @ \$	\$			
3.2c Misc. Cleaners, sanitizers	3		ea. @ \$	\$			
3.2d Misc. Cleaners, ammonia	1	gal	ea. @ \$	\$			
3.2e Paints - Oil Base	0	n/a	ea. @ \$	\$			
3.2f Fire Extinguishers	2		ea. @ \$	\$			
3.2g E-waste - SMALL TV	2	n/a	ea. @ \$	\$			
3.2h E-waste - YPC	1	n/a	ea. @ \$	\$			
3.2 Other Wastes - Gas Station							\$ _____

- Freon Recovery**
Provides refrigerant recovery services for the HVAC systems and refrigerated appliances in both buildings.
 - Freon Extraction in 8707 Memphis - Up-to-Bat**

Item Description	Quantity	Description	unit	Extension		proposed cost
4.1.a Central A.C. Condenser	0		ea. @ \$	\$		
4.1.b Additional Appliances	0		ea. @ \$	\$		
4.1 8707 Memphis – Up-to-Bat						\$ _____
 - Freon Extraction in 8519 Memphis - Gas Station**

Item Description	Quantity	Description	unit	Extension		proposed cost
4.2.a Central A.C. Condenser	1		ea. @ \$	\$		
4.2.b Misc. Food Vending Appliances	10		ea. @ \$	\$		
4.2 8519 Memphis – Gas Station						\$ _____

REQUIRED BIDS

Bid Summary			Quantity	Extension	proposed cost
1.1	8707 Memphis – Up-to-Bat	Remove fluorescent/hazardous bulbs.			\$ _____
1.2	8519 Memphis – Gas Station	Remove fluorescent/hazardous bulbs.			\$ _____
2.1	8707 Memphis – Up-to-Bat	Purge radiant heating system (Est. 315 gallons). Containerize, transport and dispose properly.	540 g.		\$ _____
2.2	8707 Memphis – Up-to-Bat	Proposed test _____ insert cost			\$ _____
3.1	8707 Memphis – Up-to-Bat	Remove/dispose chemicals and wastes listed.			\$ _____
3.2	8519 Memphis – Gas Station	Remove/dispose chemicals and wastes listed.			\$ _____
4.1	8707 Memphis – Up-to-Bat	Freon Extraction - Central A.C. system			\$ _____
4.2	8519 Memphis – Gas Station	Freon Extraction - Central A.C., Vending Appliances			\$ _____
Total proposed price per specifications					\$ _____

Additional Items Recommended for removal by Contractor

8707 Memphis -Up-to-Bat Steel Building		
Item	Count	

8519 Memphis -Gas Station Building		
Item	Count	

*Work with an environmental contractor
and properly dispose of Hazardous Wastes.*



HAZARDOUS WASTE STREAM

Consider Electrical Transformers....



...putting the ideas together





Figure 1: Demolition Site Plan

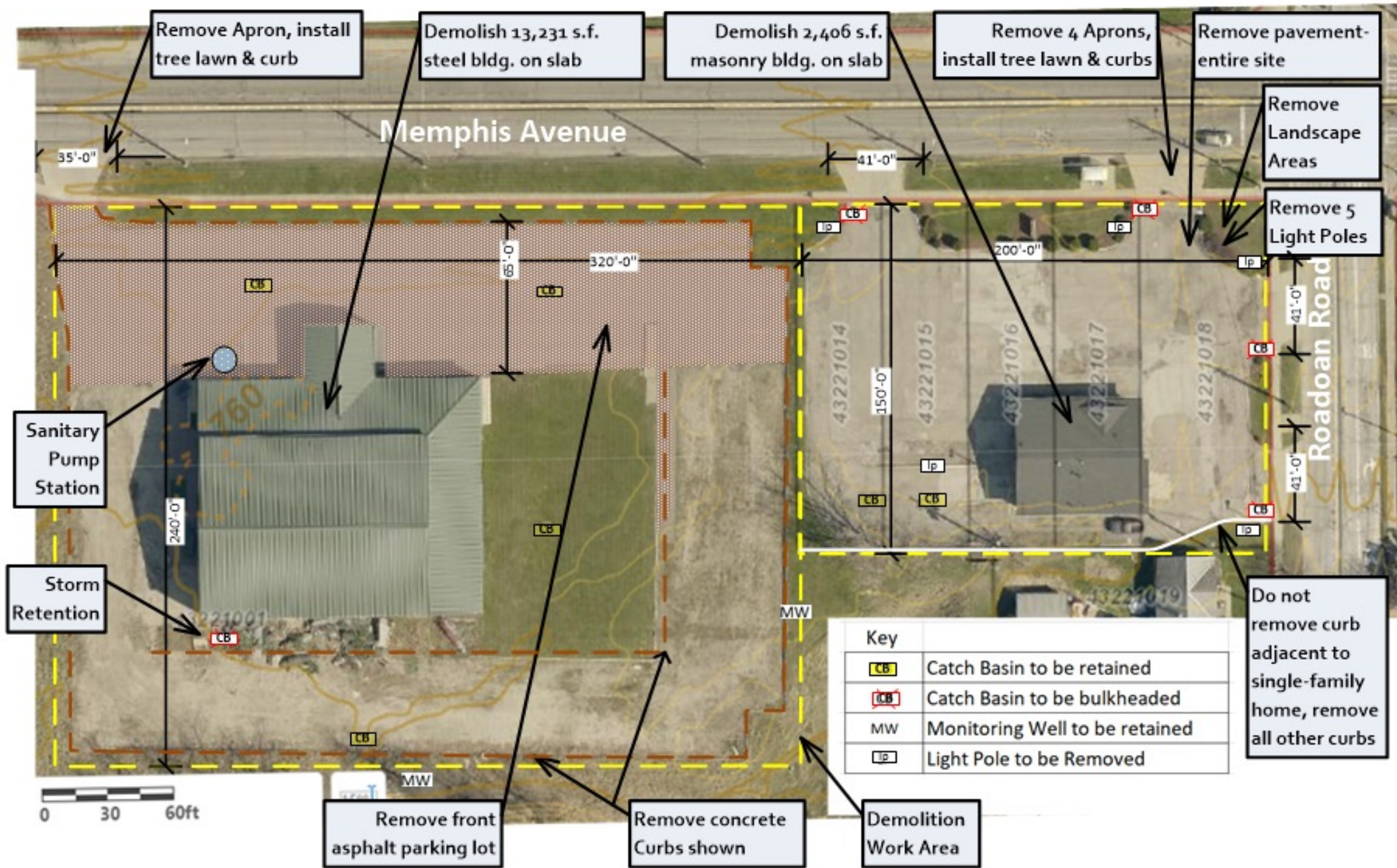
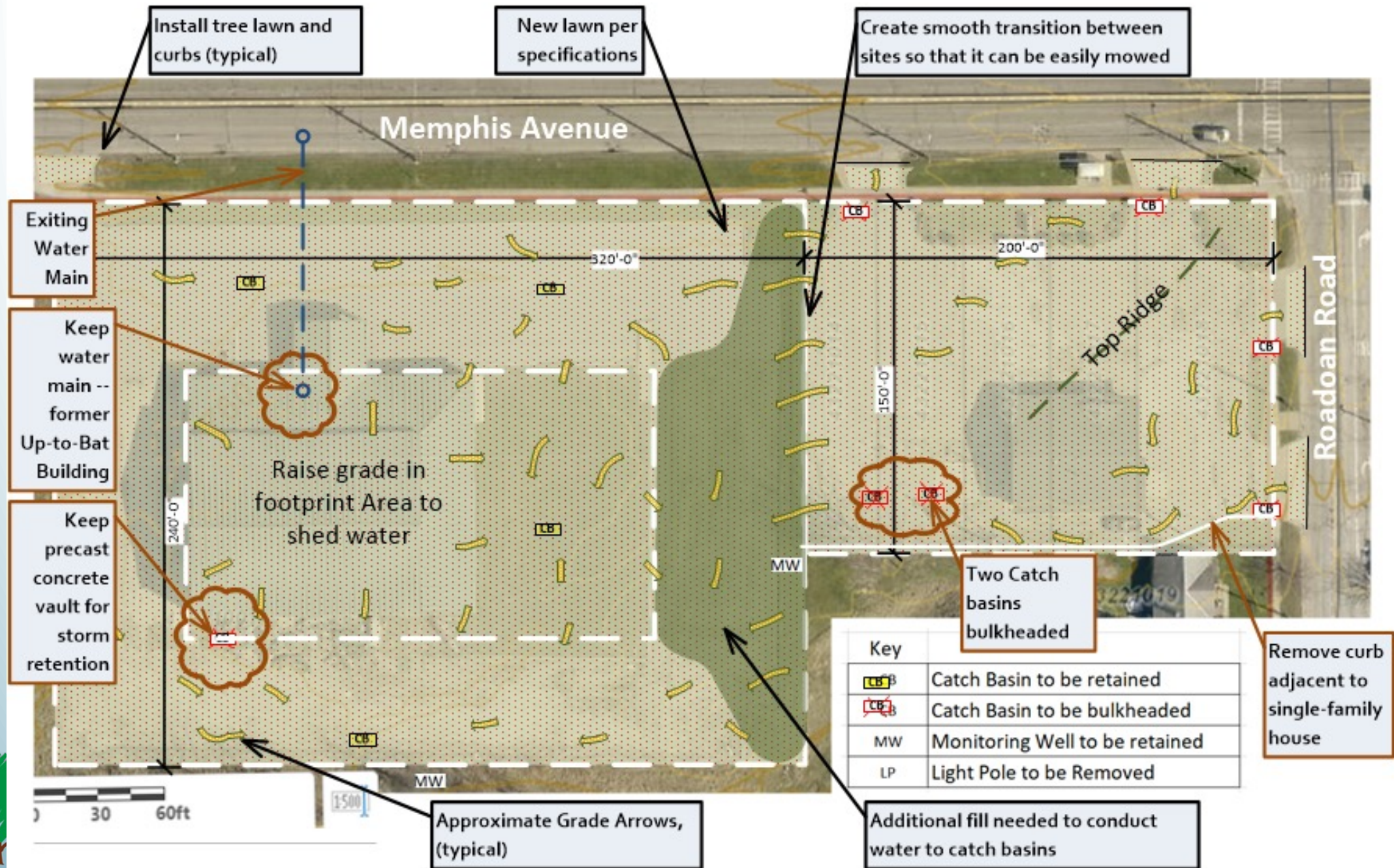


Figure 2: Demolition Finishes



- What about NFA from BUSTR
(No Further Action from Bureau of Underground Storage Tanks)



Department of Commerce

Division of State Fire Marshal

Ted Strickland, Governor
Kimberly A. Zurz, Director

December 13, 2010

ERIC SWAISGOOD
SPEEDWAY SUPERAMERICA
PO BOX 1500
SPRINGFIELD, OH 45501

SITE: MARATHON #3203

CUYAHOGA COUNTY
RELEASE #18000463-N00001

RECEIVED
Environ
DEC 20
SSA,

RE: NO FURTHER ACTION STATUS REGARDING CORRECTIVE ACTION REQUIREMENTS

Dear Mr. Swaisgood:

The Bureau of Underground Storage Tank Regulations (BUSTR) has reviewed all information submitted for this release. Based on this information, BUSTR requires no further action (NFA) involving corrective action under Ohio Administrative Code (OAC) 1301:7-9-13, effective March 2005.

Thank you for your cooperation. The submitted information for this release is available from BUSTR as a public record. If you have any questions, please contact our office at (614) 752-7938.

Sincerely,

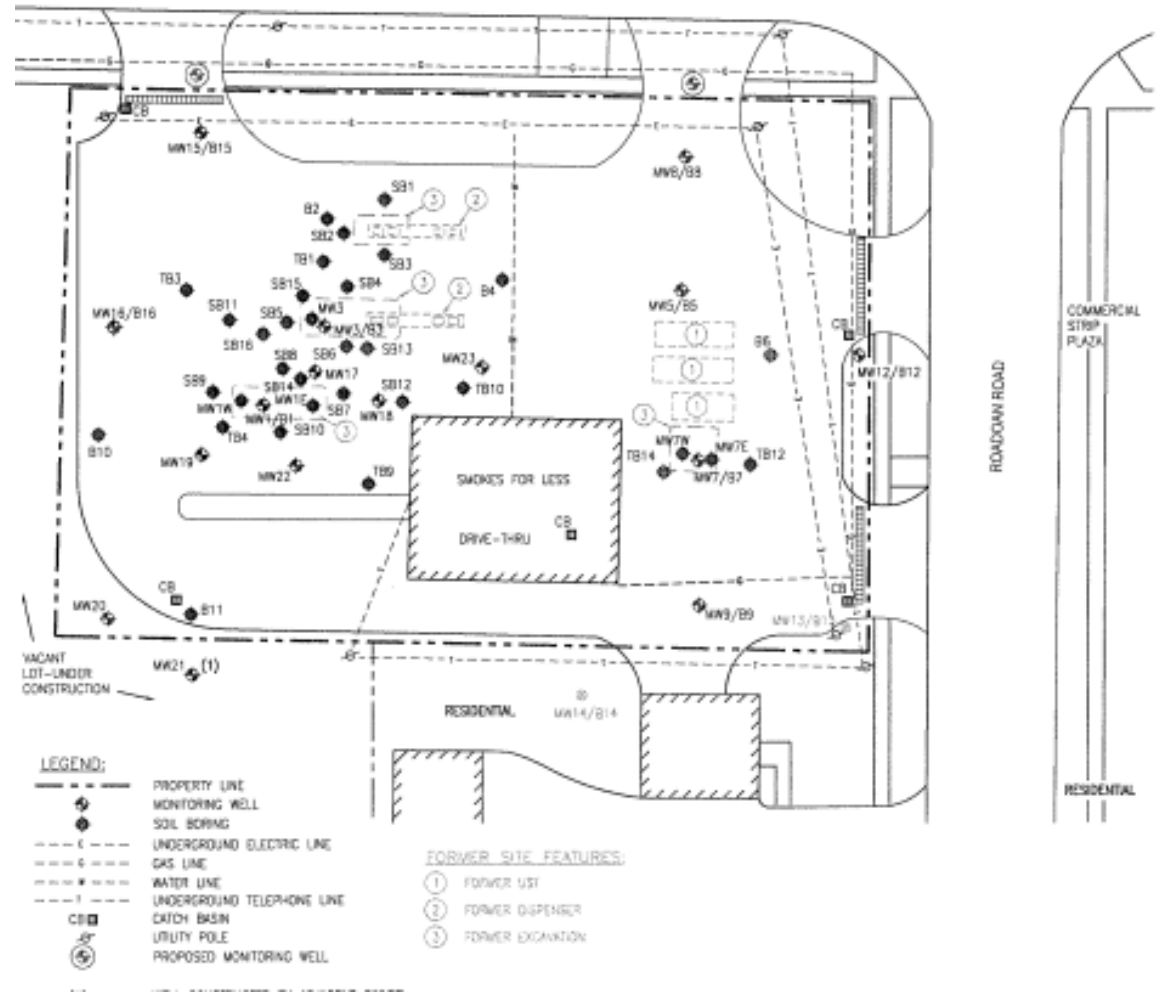
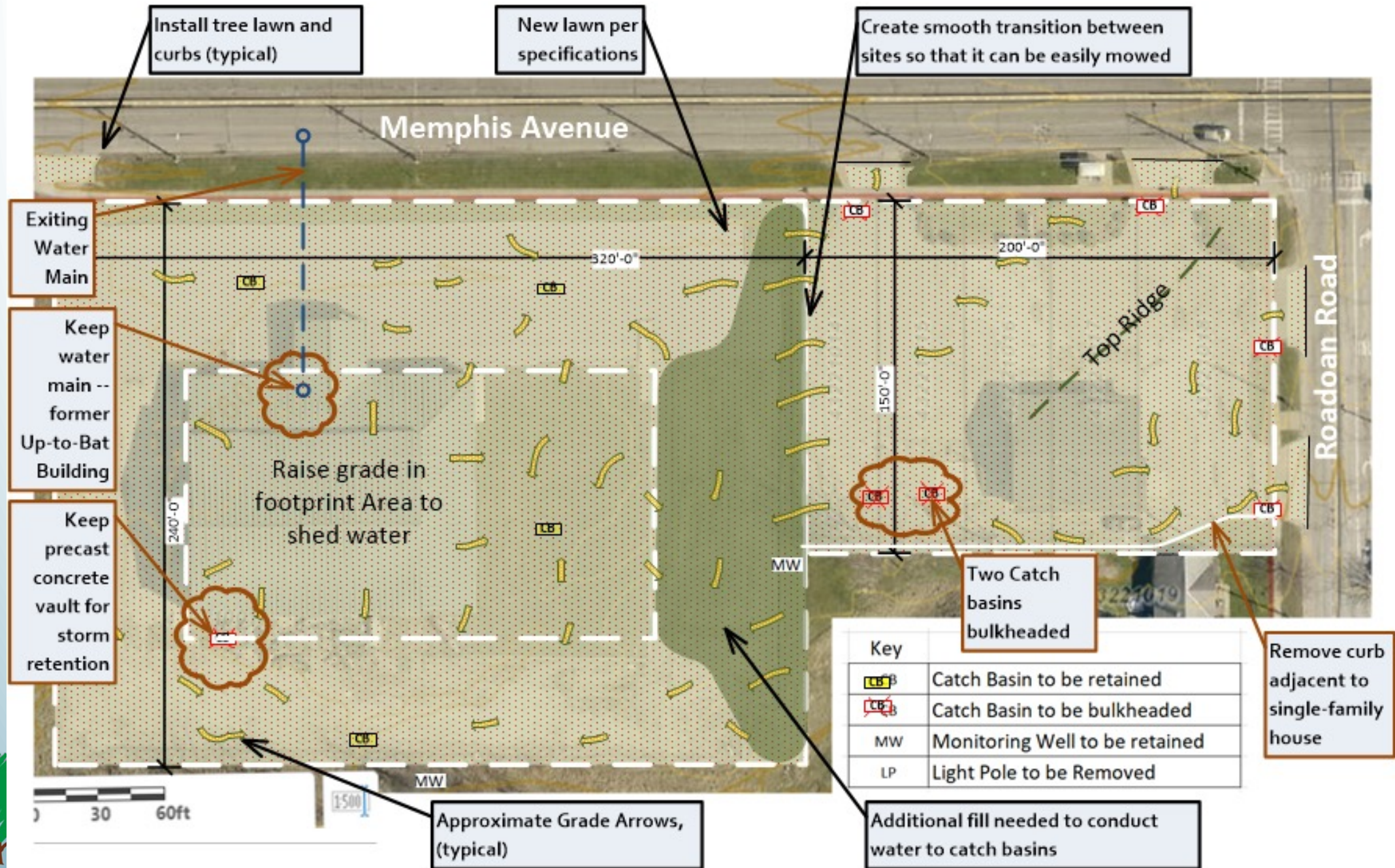
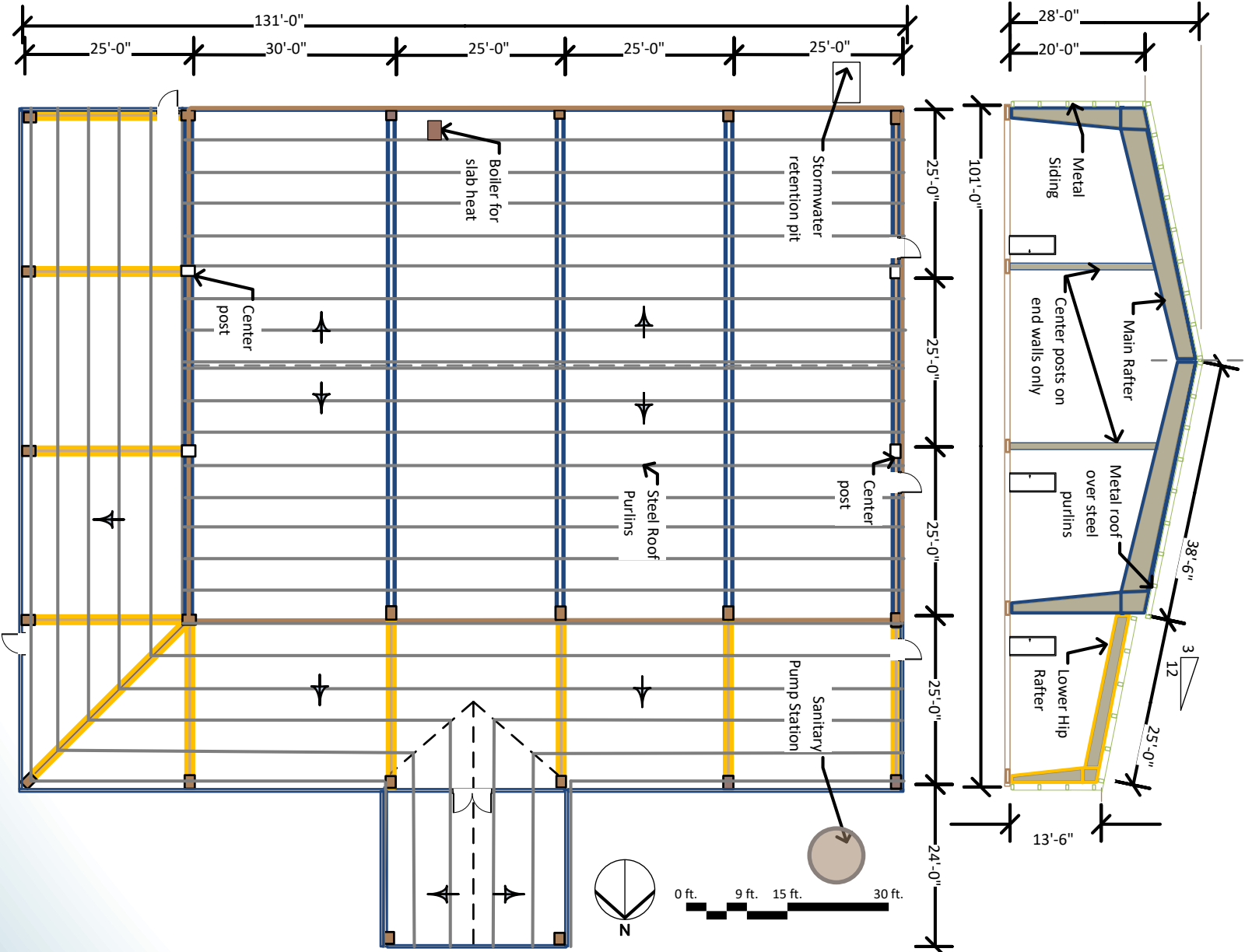


Figure 2: Demolition Finishes



*... former church building was loaded with structural steel.
This “commodity” reduced demolition cost.*



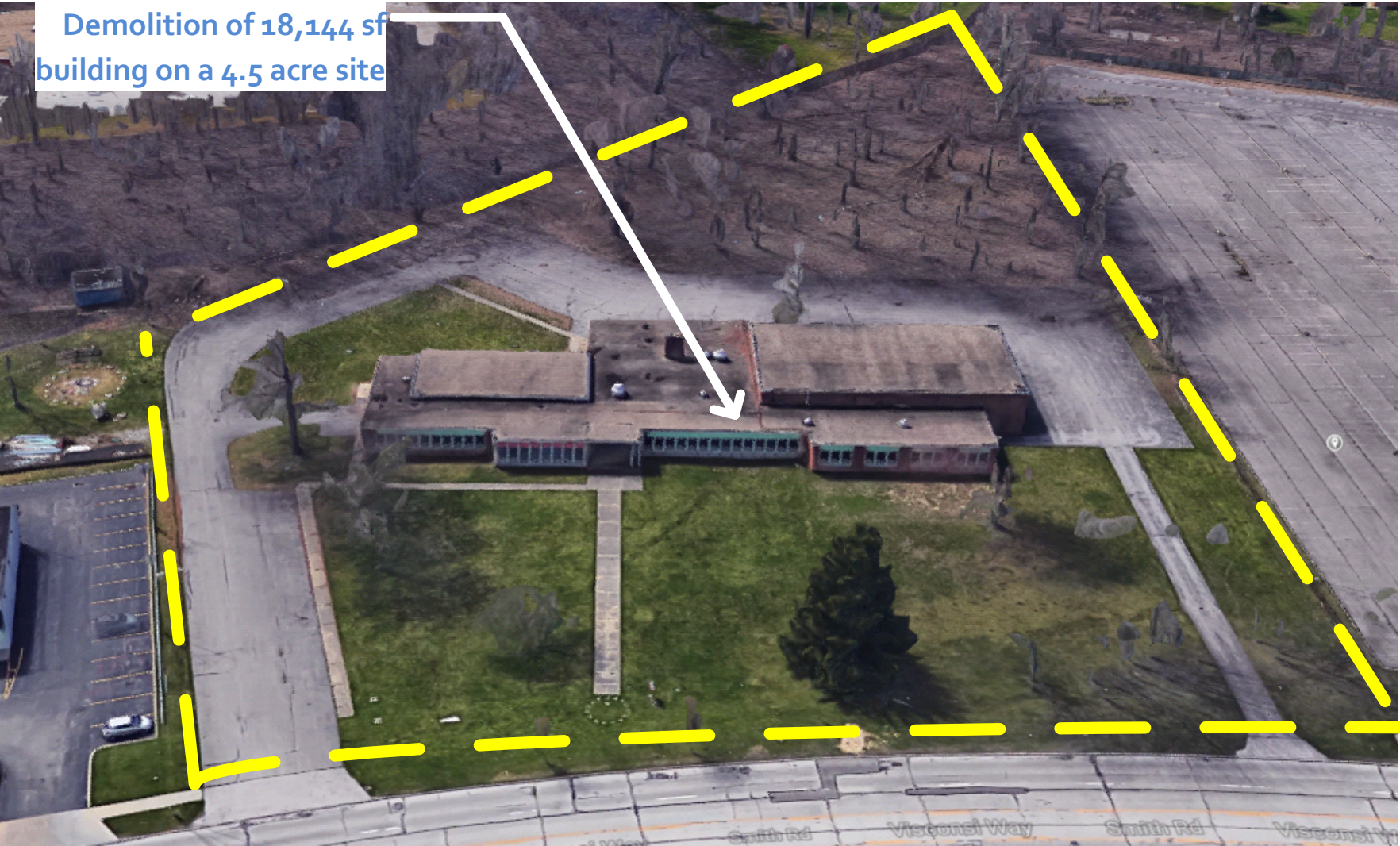
Bidding to Qualified Contractors



Why would a Land Bank want to demolish commercial structures?



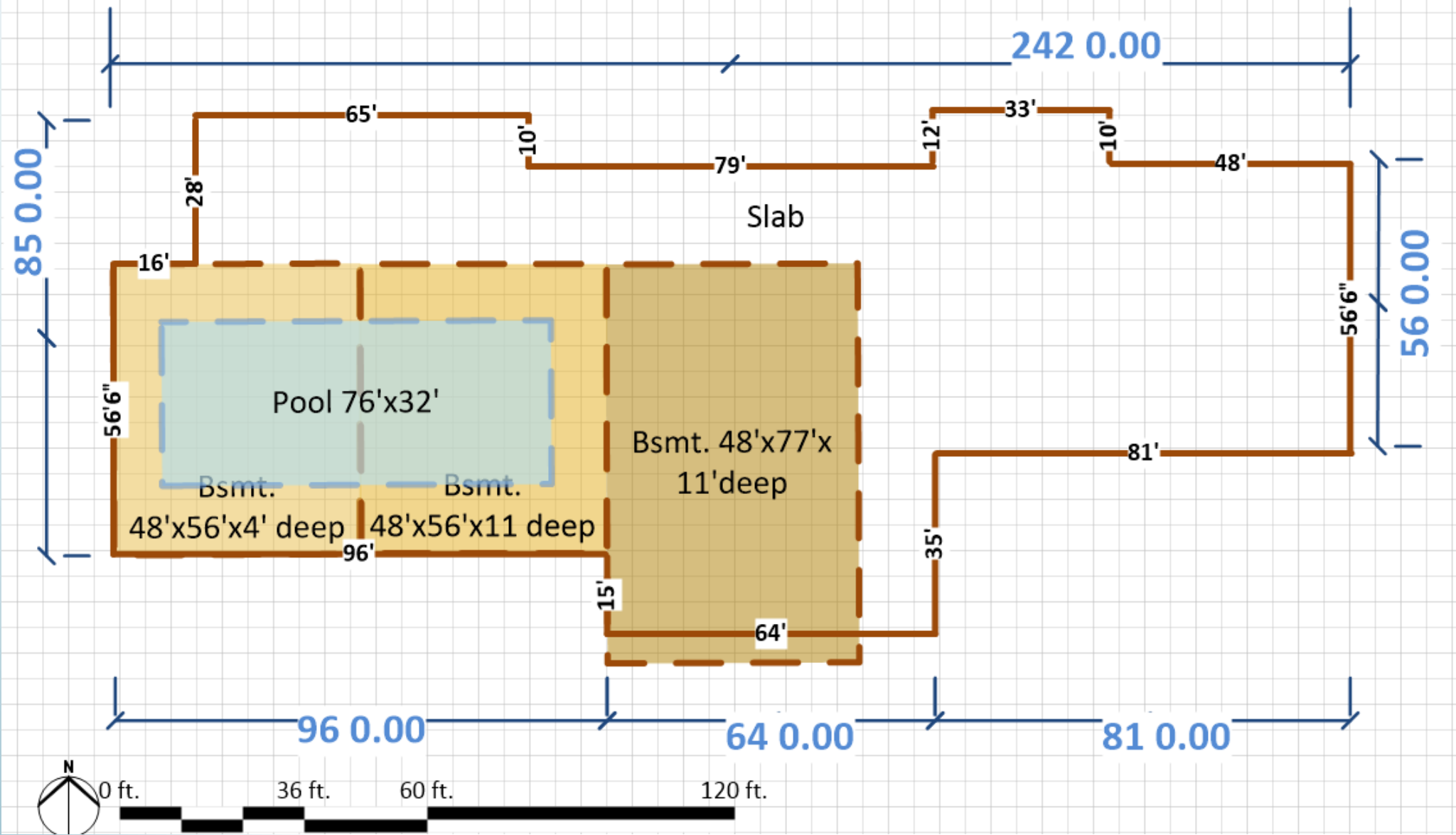
...problem vacant YWCA on a wooded 4.5 ac. site in Middleburg Hts.

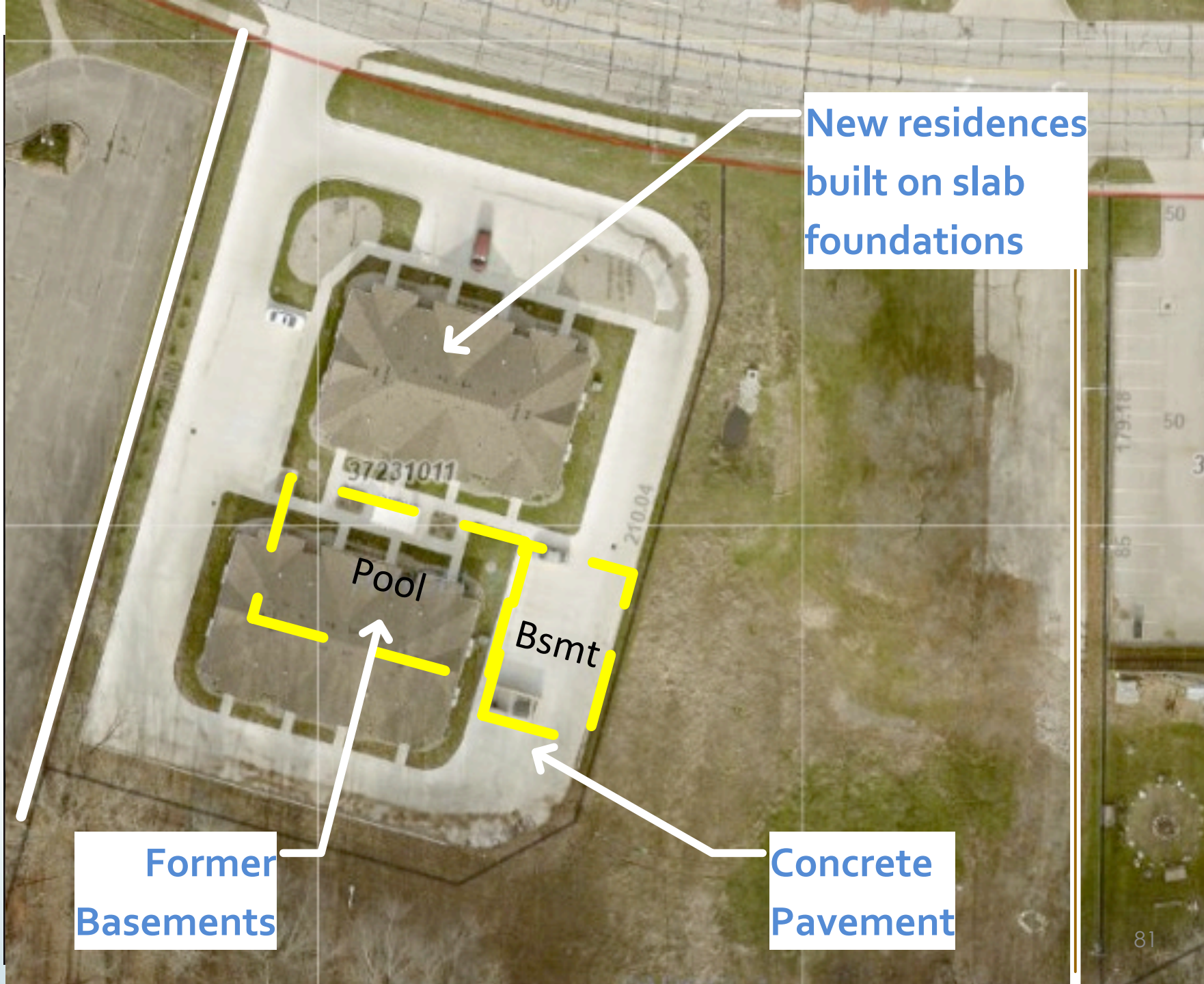




...non-profit proposes independent living units for adults in wheelchairs







New residences
built on slab
foundations

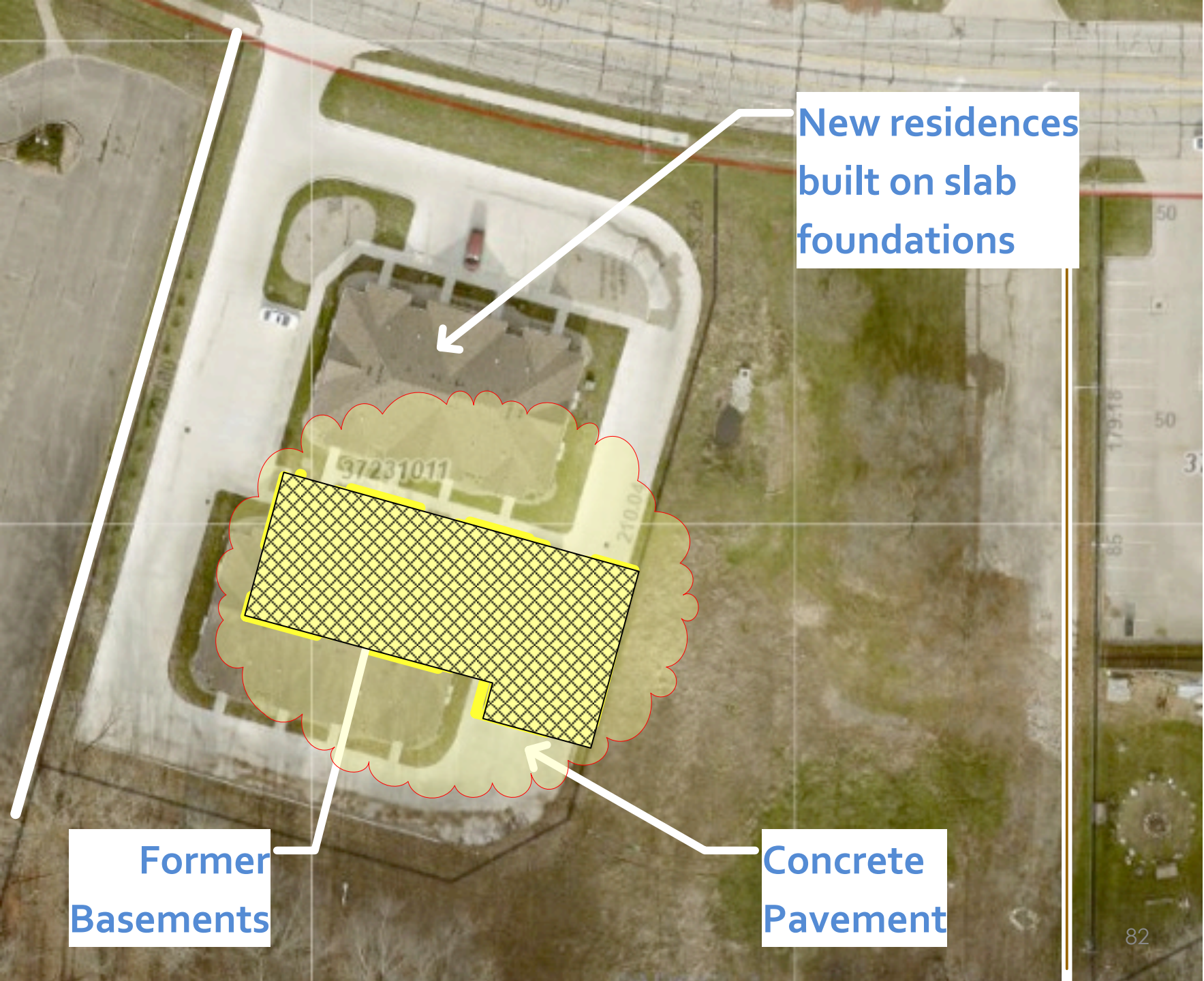
Pool

Bsmt

Former
Basements

Concrete
Pavement





New residences
built on slab
foundations

Former
Basements

Concrete
Pavement



Independent living in Middleburg Hts.



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Thank you