

GENERAL DEMOLITION SPECIFICATIONS

PPN: 84-00907.000

245 Wells Avenue
Wellsville, OH 43968

Property Type: Residential

Lot Dimensions: 25' x 100'

Building Size: 1472 sq. ft.

Basement Size: Full

Please notify CCLRC if any unique site conditions require immediate discussion.



1. Demolish structure(s) and all ancillary improvements on property, such as garages and sheds, and all paved surfaces, including driveways, service walks and patios, unless otherwise noted. Haul debris to an appropriate landfill. All structural elements, including basement walls and floor, are to be removed unless otherwise noted.
2. Foundation: Remove all unless portions of the foundation are needed to support neighbor's driveway, sidewalk, or adjacent structure. If portions of the foundation are left to support an adjacent structure, the foundation should be removed to at least eighteen (18) inches below finished grade.
3. Existing Pavement Conditions: Remove all driveways, walkways and any other preexisting pavement. Retain all retaining walls, curbs, and city sidewalk in their current condition. Damage to retaining walls, public sidewalks, curbs, and streets must be corrected or repaired pursuant to the City's regulations.
4. Remove foundation plantings and front yard hedges unless otherwise noted. Preserve all mature trees.
5. After the removal of the building materials and structural elements, apply lawn seed at seed rate according to manufacturer's directions over seed bare patches in existing lawn. Rake or roll seeded areas to provide good seed-soil contact. Cover seeded area with weed-free straw blanket or 1/2" compost (NOT mulch) per manufacturer's directions.
6. Provide a finished site that is level and free of construction debris, brush, and trash, including along lot lines and in tree line. The Contractor is responsible for completing all site finish specifications listed in the bid documents and for ensuring that grass is growing on site and that the site can be safely mowed. A thorough watering is also highly recommended.
7. Additional Notes: If property must be treated as a "hot load" and ACMs are not remediated, contractor must follow all guidelines in the attached "Asbestos Hot Demolition Process" information sheet.

8. Asbestos Survey Findings: Attached.
9. Notify Columbiana County Land Reutilization Corporation (CCLRC), political subdivision, and adjacent neighbors of the date and time of the demolition at least 24 hours prior to commencing work.
10. Contractor shall have competent Superintendent on the site at all time when work is taking place.
11. Contractor shall register with the local governmental subdivision, if applicable.
12. Contractor shall secure all necessary permits. If necessary, all applicable sidewalk repair permits shall be secured. Permits shall usually include, but are not limited to, demolition permit notifications sent to Ohio Environmental Protection Agency, local demolition permits and/or inspections (from building departments, when applicable), fire department or building inspections (when applicable), well and septic abandonment permits (for homes that may have old septic tanks or wells on the property).
13. Contractor shall have all utilities shut off for project location and shall ensure that there is no loss of utilities to any other property.
14. Contractor shall begin and complete work contract work within the contract dates. CCLRC reserves the right to cancel the contract if not complete within the time limitation stipulated in the contract without making substitutions or payments for prior work rendered and/or may fine the Contractor \$500 per property per day until work is completed..
15. Contractor shall notify Ohio Utility Protection Service (OUPS) as required by law.
16. Contractor shall walk through the interior of the structure prior to demolition, to verify it is unoccupied.
17. Contractor shall complete, or cause to be completed, all asbestos abatement work as required.
18. Contractor shall take all necessary precautions, including, but not limited to warning signs, barricades, and fall protection, to protect workers and the public, and shall eliminate unnecessary hazards before leaving the jobsite at the end of each day. Hazards such as missing sidewalks and demolition debris must be marked with yellow caution tape.
19. Contractor shall reinstall fall protection and safety precautions at the end of each workday.
20. In the event of damage to an adjacent property, Contractor shall speak with the property owner and notify CCLRC immediately. Contractor is liable for damage to neighboring property.
21. Contractor shall provide to CCLRC prior to, and as an additional component of, payment for work performed, all pertinent verified original receipts form an approved land fill or dump site, evidencing that all waste material from the job site contracted herein was disposed of in a proper manner. Receipts shall bear the date, job address, location of land fill or dump site, cubic yardage dumped, and bear the signature of the Contractor's driver and receiving facility representative. The Contractor must also provide before, during, and after photos of the demolition for each property. In the event any such information is not provided, CCLRC shall withhold payment until received and approved.
22. Contractor shall minimize dust and inconvenience to neighbors. Contractor shall provide labor and use hoses of sufficient length to prevent discharge of visible emissions to the outside air throughout demolition.
23. All lot and structure information provided herein is obtained from the Columbiana County Auditor's Office and must be field verified by the Contractor.

By signing this document the Contractor understands and agrees to complete all of the Work as outlined pursuant to the Contract. The undersigned has also read and fully understands the bid documents which have been provided separately.

Contractor Signature: _____

Printed Name: _____

Title: _____

Contractor Company: _____

Date: _____