

NOTICE TO CONTRACTORS

Sealed proposals for the Village of Covington “Sellman’s Warehouse” Demolition will be received by the **Village of Covington at 1 South High Street Covington, OH 45318 until 4:00 p.m. Tuesday, November 17, 2026.** The bids will then be opened and read aloud at **10:30 a.m. on Wednesday, November 18, 2026,** in the Council Chambers located at 1 S. High Street Covington, OH 45318.

The Village of Covington is soliciting bids to demolish two (2) asbestos containing properties. The Bid Packet, *which contains all project plans, specifications, and bid forms,* may be secured by contacting Jordan Hodges by email at Jordan.hodges@villageofcovington.com or by telephone at 937-473-3420. Electronic copies are at no cost. Prospective bidders are asked to supply a phone number and email to the Village for the plan holders list.

All federal, state, and local laws regarding competitive bidding, anti-competitive practices, and conflict of interest shall be applicable to this bid. Payment of Prevailing Wage is required for this Project.

Proposals shall be sealed and marked as Proposal for: Sellman’s Warehouse Demolition and mailed or delivered to:

Village of Covington
Attn: Jordan Hodges
1 S. High Street
Covington, OH 45318

Attention of bidders is called to all the requirements contained in this bid packet, particularly to the various insurance requirements, equal opportunity provisions, asbestos regulations, environmental concerns, etc.

Only licensed asbestos contractors may remove the asbestos from the unit prior to demolition.

No bidder may withdraw their bid on the actual date of the opening thereof. The Village of Covington reserves the right to waive any informalities or to reject any or all bids.

Village of Covington, Ohio
Invitation to Bid
Warehouse Demolition, Site Preparation, and Future Parking Lot Development

Project Description

The Village of Covington, Ohio, is soliciting sealed bids from qualified contractors for the complete demolition of an existing warehouse, proper backfilling and compaction, grading, and preparation of the site for a future asphalt parking lot.

The project includes complete demolition of all structures, utilities, slabs, foundations, basement walls, footings, and underground obstructions within the limits of construction.

The completed site shall be capable of supporting future parking lot construction without additional excavation or settlement remediation.

Project Location

21 W. Wright Street, Covington OH 45318, Parcel H19-000310

28 N. Main Street Covington OH 45318, Parcel H19-000320

Scope of Work

The contractor shall provide all labor, materials, supervision, equipment, permits, testing, transportation, disposal, and incidentals necessary to complete the work.

This includes but is not limited to the following:

Utility Coordination and disconnects
Environmental Compliance
Demolition
Disposal of Items in Warehouse
Site Grading
Engineered Backfill
Compaction Testing
Topsoil Placement in non-paved areas
Temporary Stabilization
Final Cleanup
Exterior Repairs to the Attached Building from Walkway

Pre-Demolition

Contractor shall verify all field conditions, obtain permits, coordinate the utility disconnects, install construction fencing, install erosion control measures (if needed), and submit a schedule.

Utility Disconnect

Contractor shall coordinate to complete the disconnects for the following:

Electric
Natural Gas
Water
Sanitary/Sewer
Telephone/cable/fiber optics (if applicable)

Environmental

Contractor shall comply with the following:

Ohio EPA
U.S. EPA
OSHA
Ohio Department of Health
Miami County Ohio (if applicable)

*Licensed abatement contractor shall remove all regulated asbestos-containing materials. Report is attached with this bid specification sheet. Clearance documentation shall be submitted before demolition. The report indicated that there are both friable and nonfriable materials that tested positive for asbestos. All identified and assumed asbestos containing materials (ACM) must be removed prior to demolition in order for you to recycle the block walls and concrete floors – this includes all flooring throughout the structure. Any suspect ACM on the walls such as glue pucks that was not identified within the report for sampling as this too may be ACM and need removing.

*Lead paint, hazardous chemicals, contaminated soils encountered during demolition shall be immediately reported to the Village.

Building Demolition

Roof
Roof Decking
Structural Components
Trusses
All Interior Items
Doors
Windows
Mechanical and Electrical Systems
Plumbing System
Fire Suppression Systems (if applicable)
Office, Staging, Mezzanines, Floors, Mechanical Area, Loading Areas
Storage Racks
Loading Docks
Bridge/Walkway over Alleyway

*All of warehouse'(s) to be demolished.

Backfill and Compaction

The Village intends to utilize the demolished concrete masonry block walls as portion of the basement backfill as appropriate.

Contractor shall:

Demolish the masonry walls into pieces not exceeding 18inches in any dimension.
Remove ALL non-masonry debris before placement.
Place Masonry rubble in horizontal lifts within the basement excavation.
Distribute material uniformly to minimize voids.
Use an excavator or compactor to seat the material and reduce bridging.
Maintain the rubble below the fill zone.
Install a structural fill cap over the masonry rubble
Place a minimum of 36 inches of structural fill above the highest point of the rubble
Place fill in lifts not exceeding 8 inches. Compact each lift to 95% Standard Proctor Density

*No demolition debris other than approved concrete masonry and plain concrete shall be placed in the basement.

Future Parking Lot Preparation

Contractor shall:

Fine grade the entire job site
Remove any unsuitable soil and replace soil for future parking lot development
Proof-roll the subgrade
Recompact repaired areas

The Contractor shall establish positive drainage in the site location, and no standing water shall remain after a rainfall.

Miscellaneous Items

Contractor shall dispose of all materials at a licensed facility and provide weight tickets upon request. Any onsite burial of demolition debris shall be the responsibility of the contractor to get approved and permitted by any of the agencies listed above the “environmental” section and Village of Covington.

Contractor shall be responsible for waste removal including all other items within the warehouse at the time of award notice to proceed. *No demolition debris other than approved concrete masonry and plain concrete shall be placed in the basement.

Contractor will be responsible for traffic control where needed. If any road closures or parking areas are closed off the Contractor will be responsible for contacting Village Administrator and Village of Covington Police Chief. The Contractor will be responsible for closures and/or traffic control. Contractor will be responsible for closing alleyway during demolition to ensure safety. Contractor to communicate with business owners directly adjacent or affected where needed/warranted.

The Contractor will be granted access to Village of Covington owned adjacent parcel (H19-000290) for any staging or construction needs.



Insurance

Contractor shall provide insurance including the following minimum coverage:

- a. Workmen's Compensation and Disability Statutory Requirements
- b. Employer's Liability \$100,000
- c. Commercial General Liability for bodily injury and property damage \$1,000,000 per occurrence General aggregate \$2,000,000
- d. Auto Liability for bodily injury and property damage \$500,000 per occurrence
- e. Ohio stop gap employer's liability \$1,000,000

Bond

A bidder shall secure a bid bond in the amount of 100 % of the bid. In lieu of a bid bond, the Village will also accept a certified check, or a bank cashier's check, drawn on a solvent bank, payable to the Village of Covington, Ohio in the amount of 10% of bid, as a guaranty that if the bid is accepted a contract will be entered into with the bidder. The guaranty is subject to conditions provided in the Instructions to Bidders. The successful Bidder will be required to furnish a satisfactory Performance Bond in the amount of 100% of the bid.

Schedule

Notice to proceed 90-days after award. 60-day substantial completion, 75-day final completion.

BID PROPOSAL FORM

The undersigned proposes to enter into an agreement to furnish the services necessary to complete the entire scope of work described in the Sellman's Warehouse Demolition bid documents.

Sellman's Warehouse Demolition Grand Total

Total Demo Cost - Lump Sum Not to Exceed Amount

\$ _____

Total Asbestos Abatement Cost- Lump Sum not to Exceed Amount

\$ _____

Grand Total Cost:

\$ _____

Anticipated Commence Work Date:

Anticipated Complete Work Date:

Company Name: _____

Address: _____

City, State Zip: _____

Phone Number: _____

Email Address: _____

Authorized Signature: _____ Date: _____

Print Name: _____

Print Title _____

NON-COLLUSION AFFIDAVIT

State of Ohio

Bid Identification: _____

Bidder _____ being first duly sworn, deposes and says that he/she is _____ (sole owner, a partner, president, secretary, etc.) of _____, the party making the foregoing bid; that such bid is not made in the interest of or on behalf of any undisclosed person, partnership, company, association, organization, or corporation; that such bid is genuine and not collusive or sham; that said Bidder has not directly or indirectly induced or solicited any other Bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any Bidder or anyone else to put in a sham bid, or that any one shall refrain from bidding; that said Bidder has not in any manner, directly or indirectly, sought by agreement, communication or conference with anyone to fix the bid price of said Bidder or of any other Bidder, or to fix any overhead, profit, or cost element of such bid price, or of that of any other Bidder, or to secure any advantage against the Owner awarding the contract or anyone interested in the proposed contract; that all statements contained in such bid are true; and, further, that said Bidder has not, directly or indirectly, submitted his bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid and will not pay any fee in connection therewith, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, or to any other individual except to such person or persons as have a partnership or other financial interest with said Bidder in his general business.

Signed: _____

Subscribed and sworn to before me this _____ day of _____ 20_____

Seal of Notary

**NON-DISCRIMINATION AND EQUAL EMPLOYMENT OPPORTUNITY
AFFIDAVIT**

STATE OF OHIO

Bid Identification: _____

Bidder: _____ being
first duly sworn, deposes and Says that he/she is _____ (sole
owner, a partner, president, secretary, etc.) of

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

Furthermore, said party agrees to abide by the assurances found in Section 153.54 of the
Ohio Revised Code in the Contract Provisions with the Owner if selected as the
successful bidder by the Owner.

_____ Signature

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

Seal of Notary

Photos of Site



















