



X City Demolition

Demolition Bid Documents Project 2026-04

On Behalf of the City of Mansfield Ohio
Mansfield Permitting and Development Office
3rd floor, 30 N. Diamond St.
Mansfield, Ohio 44902
419-775-9688
jramirez@ci.mansfield.oh.us

Bid Date: Feb 27, 2026

9:00 am

60 Day Demo Spec

Abatement Included in Demo Cost

Final grade and seed bid out separately

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NOTICE TO CONTRACTORS

Sealed proposals for the “**Demolition Project 2026-04**” will be received by the City of Mansfield at the City of Mansfield Permitting and Development Office – 3rd floor, 30 N. Diamond St. - Mansfield, OH 44902 until **9:00 AM, Feb 27th, 2026**. The Bids will be opened and publicly read aloud at 9:01 AM, **Feb 27th, 2026** in the City of Mansfield Permitting and Development Office – 3rd floor at the above address.

Scope of Work and Bid Documents may be secured from the City of Mansfield, www.ci.mansfield.oh.us, or Richland County Land Bank, www.richlandcountylandbank.org

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 upon a solvent bank in the amount of not less than 10% of the bid amount in favor of the aforesaid City of Mansfield.

Bids shall be **SEALED AND MARKED** as Bid for: **Demolition Project 2026-04** and mailed or delivered to:

City of Mansfield Permitting and Development Office – 3rd floor,
30 N. Diamond St.
Mansfield, OH 44902

City of Mansfield awards bids to the Lowest and Best bidder. “Best” includes, but is not limited to: Contractor’s financial position, including property, city, state, and/or federal tax status, judgment liens, known experience, prior dealings with City and/or Land Bank, available equipment, ability to execute work in accordance with all applicable guidelines and relevant laws, and performance on previous contracts. Bid will be considered if it complies with the bid specifications in all material respects and contains no irregularities or deviations from the specifications that would affect the bid amount or otherwise give the bidder a competitive edge. We reserve the right to waive any informality or to reject any bid(s) or all bids.

City of Mansfield will award bids to the lowest and best bid contingent upon City of Mansfield Board of Control approval. Contractor is required to sign and deliver the contract on or before the 14th day following the date on and of the Notice of Award from the City of Mansfield. In the event Contractor fails to deliver its signed contract by such 14th day, then the Notice of Award shall expire and be withdrawn and cancelled. The City of Mansfield MAY award the contract to the next-lowest bidder. Contractor understands that the City of Mansfield will not accept bids from any contractor with any incomplete demolition(s) past the Contract Termination Date arising from previously signed contracts. The demolition of property CANNOT begin until 10-day EPA notices have been filed and completed, and all applicable terms and conditions listed herein have been met. City of Mansfield reserves the right to limit the number of contracts awarded to one (1) to first-time bidders for the purpose of permitting the Board to determine a new bidder’s ability to perform, execute, and timely complete each contract in order to prevent the loss of funding.

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

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

INSTRUCTIONS TO BIDDERS

1. **RECEIPT AND OPENING OF BIDS:** The Contracting Agency, City of Mansfield (herein called the "City of Mansfield"), invites bids on the form attached hereto, all blanks of which must be appropriately filled in. Bids will be received by the City of Mansfield at the said office until 9:00 am, **Feb 27th, 2026** and will be publicly opened and read aloud. The envelopes containing the ***bids must be sealed***, addressed to the City of Mansfield Permitting and Development Office, and designated as bid for: **Demolition Project 2026-04**

City of Mansfield may consider any bid unacceptable that is not prepared and submitted in accordance with the provisions hereof and reserves the right to waive any informalities or reject any bid(s) and all bids. Any bid may be withdrawn prior to the above-scheduled time for the opening of bids, or an authorized postponement thereof. Any bid received after the time and date specified shall not be considered. ***Contractor understands that the City of Mansfield may not accept bids from any contractor with any incomplete demolition(s) past the Contract Termination Date arising from previously signed contracts.***

City of Mansfield may award the Demolition Contract for the Project to the lowest and best bidder on the Project.

2. **CONTRACTOR FORMS:** Each contractor is required to submit to the City of Mansfield for the City of Mansfield 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 in which the work is completed. If the required forms are not on file, the Contractor must submit the forms with the 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 between 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 bidder's name, 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:** City of Mansfield invites a lump sum bid on the Project as indicated in the Bid Form. A Bidder must bid on the entire Project for the bid to be considered for the Project. **The successful bidder will execute one contract for the Project upon the City of Mansfield's acceptance. PAYMENT FOR CONTRACT WILL BE MADE AFTER ALL WORK LISTED IN BID SPECIFICATIONS HAS BEEN COMPLETED AND APPROVED.** Therefore, the Project needs one bid security and one performance bond covering the entire Project.
5. **QUALIFICATIONS OF BIDDER:** City of Mansfield makes such investigations as it deems necessary to determine the ability of the bidder to perform the work, and the bidder shall furnish to City of Mansfield all such information and data for this purpose as City of Mansfield may request. City of Mansfield reserves the right to reject any bid if the evidence submitted by, or investigation of, such bidder fails to satisfy City of Mansfield 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. **All bidders (Contractors and subcontractors) must be registered in accordance with the local municipal code applicable to the location of the demolition project.**

6. **BID SECURITY:** Each bid must be accompanied by a 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 City of Mansfield, in the amount of 10% of the bid. Such checks or bid bonds will be returned to all except the three lowest bidders within thirty (30) days after the opening of the bids. The remaining checks or bid bonds will be returned promptly after the City of Mansfield 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 dated copy of their power of attorney.
7. **AWARD OF BID:** City of Mansfield will award bids to the lowest and best bid contingent upon City of Mansfield Board of Control approval. Contractor is required to sign and deliver the contract on or before the 14th day following the date on and of the Notice of Award from the City of Mansfield. In the event Contractor fails to deliver its signed contract by such 14th day, then the Notice of Award shall expire and be withdrawn and cancelled. The City of Mansfield MAY award the contract to the next-lowest bidder. Contractor understands that the City of Mansfield will not accept bids from any contractor with any incomplete demolition(s) past the Contract Termination Date arising from previously signed contracts. The demolition of property CANNOT begin until 10-day EPA notices have been filed and completed, and all applicable terms and conditions listed herein have been met.
8. **CONDITIONS OF WORK:** Each bidder must inform themselves 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 their obligation to furnish all material and labor necessary to carry out the provisions of their 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 the City of Mansfield, prospective bidders will be permitted to explore the site by making borings or digging test pits. In such an event, the work shall be done at the sole expense and risk of the bidder, and he shall maintain and restore the site to its original condition.

City of Mansfield does not guarantee the condition of the soil that may be encountered in the prosecution of the proposed work, nor does City of Mansfield represent that the specifications drawn are based upon any data so obtained. City of Mansfield 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.
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 City of Mansfield Permitting and Development Office – 3rd floor, 30 N. Diamond St. - Mansfield, OH 44902, to be given consideration. Any 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 the City of Mansfield to keep the dust levels to a minimum.

15. **INSPECTIONS:** Contractor is responsible for obtaining all required signatures on the Demolition Inspection Sheet and submitting said sheet with the final invoice.

16. **POST DEMO SITE CONDITION:** The City of Mansfield desires that we leave our demolished home 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 City of Mansfield Standards.**

PAYMENT FOR CONTRACT WILL BE MADE AFTER ALL WORK LISTED IN BID SPECIFICATIONS HAS BEEN COMPLETED AND APPROVED.

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 the case of a corporation, the title of the officer signing must be stated, such officer must be thereunto duly authorized, and the seal of said corporation must be duly affixed. In the case of a partnership, the signature of at least one partner must follow the firm name and include 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 the 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. **A bid security in the amount of at least Ten Percent (10%) of the bid for the Project.**
- b. **A Performance Bond in the amount of One Hundred Percent (100%) of the Project Contract Price.**
- c. Insurance requirements
- d. Requirement that all subcontractors be approved by the municipality where the demolition will take place
- e. Time-for-completion and liquidated damages requirements
- f. Safety standards

- g. Contractor's responsibility to obtain permits
- f. Contractor's responsibility to contact OUPS
- g. **The Contractor must be registered with the municipality as required by local ordinance where the demolition is to take place.**

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):

- a. Acceptance of Notice of Award / Notice to Proceed
- b. Contract Documents
- c. **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 City of Mansfield WITH A COPY of said form.
- e. Completed Affidavit Regarding Demolition Specifications

20. **OBLIGATIONS UPON COMPLETION OF CONTRACT:** ***PAYMENT FOR CONTRACT WILL BE MADE AFTER ALL WORK LISTED IN BID SPECIFICATIONS HAS BEEN COMPLETED AND APPROVED.*** Upon completion of the Contract, but prior to payment, the contractor shall submit all of the following documents:

- a. Complete the invoice, including all approved change order costs.
- b. Sewer tap and empty hole inspection information
- c. Copy of SIGNED approved EPA Notification
- d. All waste records with the address of the demo site clearly indicated on each waste slip
- e. Completed Contractors Final Release of Liens and Warranty form

21. **FOREIGN CORPORATIONS AND CONTRACTORS**

A. Foreign Corporations

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. 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.

Submit with Bid Package

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 City of Mansfield 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 _____, 2026 to undertake demolitions under the Project known as: **Demolition Project 2026-04.**

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 the Obligee accepts. 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 ARE 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 accurate and in compliance with the City of Mansfield's policies and Procedures. I understand that City of Mansfield staff will review this request and confirm that it is in compliance with these Policies and Procedures and with existing City of Mansfield and neighborhood plans. *I also understand that this form is a statement of interest only. Submitting it does NOT commit the City of Mansfield to transfer property.*

Signature of Applicant: _____ Date: _____

Subscribed and sworn to before me this ____ day of _____, 20_____.

Notary Public

BID FOR INDIVIDUAL RESIDENTIAL DEMOLITION PROJECT 2026-03

Date _____

Proposal of _____ (hereinafter called "Bidder") * a corporation or a limited liability company, organized and existing under the laws of the State of Ohio, a partnership, or an individual doing business as _____.

To the City of Mansfield (hereinafter called "City of Mansfield").

The Bidder, in compliance with your invitation for bids for the demolition work as indicated in the *Bid Documents*, including without limitation, the Demolition Contract, for the proposed Work and being familiar with all of the conditions surrounding the Demolition Project including the availability of the Project, of the materials and labor, hereby proposes to furnish all labor, materials, and supplies, and to perform the Work in accordance with the Bid and Contract Documents, within the time set forth herein, and at the prices stated. These prices are to cover all expenses incurred in performing the Work required under the Contract Documents, of which this proposal is a part.

Bidder hereby agrees to commence work under the Contract on or before a date to be specified in the written "Notice to Proceed" of the City of Mansfield. The Contractor shall complete the Work within **Sixty (60) days** thereafter (the "Termination Date"), unless the Contractor has requested IN WRITING AN EXTENSION of the Contract beyond the Termination Date for good cause and the Contractor and City of Mansfield have consented in writing to such extension, which consent shall not be unreasonably withheld. Any extension of the Contract shall be made to a specified date (the "Extension Date"). An extension of time request must be received prior to the Termination Date. It is agreed that time is of the essence under the Contract. There shall be deducted from the Contract Price, as an applicable credit to City of Mansfield, Fifty and No/100 Dollars (\$50.00) per incomplete demolition* for each consecutive calendar day that the completion of the demolition for specific property extends beyond the Termination Date or the Extension Date, as applicable. **PAYMENT FOR CONTRACT WILL BE MADE AFTER ALL WORK LISTED IN BID SPECIFICATIONS HAS BEEN COMPLETED AND APPROVED.** The Contractor shall not be liable, however, for excusable delays, which include, but are not limited to:

- a. Acts of a government restricting labor, equipment, or materials by reason of a declared emergency;
- b. Causes beyond the control and without the fault or negligence of the Contractor, including, but not limited to, acts of God, fires, floods, epidemics, quarantine restrictions, strikes, lockouts, freight embargoes, weather conditions of unusual severity, unavoidable delay in transportation, and unusual casualties; or
- c. Weather conditions of unusual severity including but not limited to the following (Any extension of time requested for any of the following conditions must be accompanied with proof from National Weather Service).
 - 1. Winter Storm Warnings for Richland County issued by National Weather Service
 - 2. Wind Chill Warning for Richland County issued by National Weather Service
 - 3. Flood warnings for area where property is located issued by National Weather Service
 - 4. High Wind Warning for Richland County issued by National Weather Service
 - 5. Tornado Warning for Richland County issued by National Weather Service
 - 6. Excessive Heat Warning for Richland County issued by National Weather Service; or
- d. Changes ordered in the Work pursuant to any Change Order(s).

****Completed demolition means all work listed in the bid specifications.***

All of the Residential Demolition Properties may have septic system(s). Check with Mansfield/Ontario/Richland County Health Department (MORCHD) for records. Structure must be inspected prior to and during the demolition process for signs of a septic system(s). If a septic system does not exist, the sewer lateral must be capped as per the Mansfield Municipal Code Chapter "935". IF A SEPTIC SYSTEM IS FOUND, CONTACT MORCHD AT 419-774-4520. Change orders must be approved through the City of Mansfield Department of Community Development.

All of the Residential Demolition Properties may have a private well system(s), dug well(s), and/or cistern(s) located somewhere on the property. Check with Mansfield/Ontario/Richland County Health Department (MORCHD) for records. The structure must be inspected prior to and during the demolition process for signs of old water lines or pressure tank(s), as older wells may be buried. If a water line is found, trace the line to locate the buried well so that it can be abandoned in accordance with OAC 3701-28. IF A WELL OR CISTERN IS FOUND, CONTACT MORCHD AT 419-774-4520 for an abandonment permit. Change orders must be approved through City of Mansfield Department of Community Development.

If a Well, Cistern, or Septic is connected to any property other than the one being demolished, OR if the property being demolished is connected to any other properties' Well, Cistern, or Septic, contact the City of Mansfield Engineers Office at 419-775-9703

ALL CONTRACTORS must contact BEFORE starting any demolition, Ohio Utilities Protection Service 811 or 1-800-362-2764 / www.org

Columbia Gas MUST have abandoned service - physically removed from the main line in the street Right of Way, or simply shut off the gas at the meter and curb. *If a contractor sees that a gas meter is still attached to the property to be demolished, call Codes and Permits and Columbia Gas immediately BEFORE proceeding with the demolition.*

If OUPS marks something YELLOW – this means that there is an ACTIVE GAS LINE call Codes and Permits and Columbia Gas immediately BEFORE proceeding with the demolition.

First Energy MUST disconnect all electrical service to properties to be demolished. *If a contractor sees that an electric line is still attached to the property to be demolished, call Codes and Permits and First Energy immediately BEFORE proceeding with the demolition.*

BUILDING AND STRUCTURE DEMOLITION SPECIFICATIONS

1. Regulatory Requirements –
 - a. Comply with Laws and Regulations for demolition of structures, protection of adjacent structures, dust control, runoff control, and disposal.
 - b. Obtain all required permits and/or licenses from local authorities.
 - c. Notify all affected Utility Companies, Service Companies, the EPA, and the Contracting Agency before starting work and comply with their requirements.
 - d. Conform to all applicable procedures when hazardous or contaminated materials are encountered.
 - e. All demolition materials must be hauled to OEPA-approved sites. Provide copies of the delivery documentation.

2. Preparation –
 - a. Provide, erect, and maintain temporary barriers and security devices.
 - b. Unless specified differently on the property spec sheet, protect all existing landscape items, appurtenances, and structures which are not scheduled to be demolished.
 - c. Prevent movement or settlement of adjacent structures. Provide bracing and shoring as required.
 - d. Mark the location of all utilities.

3. Demolition Requirements –
 - a. Conduct Demolition to minimize interference with adjacent structures.
 - b. Cease operations immediately if adjacent structures appear to be in danger. Notify the Contracting Authority.
 - c. Spray all work areas with water to minimize dust. Provide hoses, water connections, and water for this purpose.

4. Demolition –
 - a. Disconnect, remove, and cap all utilities and services within the demolition area as required. Comply with local utility capping codes.
 - b. Remove entirely: all structures, including footings, foundations, floors, concrete slabs, walls, roof structures, contents, etc.
 - c. Remove all demolished materials from the site.
 - d. Backfilling shall be performed as per the Site Restoration Specifications.
 - e. Do not burn or bury any materials on site.

Continuation of Demolition Specifications

The following notes are a further explanation of the Demolition Specifications:

- A. After the date listed on the Notice to Proceed, the contractor has all salvage rights to materials on the site, if and only if the contractor has complied with Paragraph 19 e, Contractor's Responsibilities, of the Demolition Contract. The contractor is permitted to do selective salvage and deconstruction as part of the General Demolition process.
- B. As noted in Paragraph 1.e., all demolition debris is to be hauled to an approved site. There must be documentation and tracking for all loads. All documentation is to be site-specific, and copies are to be submitted to the City of Mansfield with a payment request.
- C. There can be several classifications of debris as follows:
 1. Material that must be delivered to an OEPA-approved Solid Waste Facility: will include such items as debris, contents, furniture, bedding, carpeting, burned materials, chipped or shredded materials, etc. Weigh slips for each load will be required.
 2. Materials that can be delivered to an OEPA-approved C&D Waste Facility will include general, non-contaminated construction and demolition debris. Weigh Slips and/or Volume Slips will be required for each load.
 3. Hard Fill, which includes only concrete, brick, block, and stone: Some localities will permit the disposal of these items at selected sites. Written permission must be obtained from the Local Authority. Documentation of deliveries will be required.
 4. Lead Paint Surfaces – if manual deconstruction is performed on painted items, all areas must be tested for lead paint, and lead-safe procedures must be used.
 5. Hazardous and Universal Waste – any universal waste material containing items (such as thermostats, fluorescent tubes, transformers, etc.) and hazardous waste (chemicals, cleaning products, paint, petroleum products, etc.) must be removed from the structure before demolition begins. Disposal shall be in accordance with the requirements of the Ohio Administrative Code and the Ohio EPA.

Total Project 2026-04 Cost – Total of all amounts listed above

Property Address	Abatement Bid	Demo Bid	Total Bid
205 Lexington Ave			
566 Reed St – House only-			
***Not Garage			
		Total	

Dollars (\$ _____)

The Contractor shall complete the Work within **Sixty (60) days** thereafter (the "Termination Date"), unless the Contractor has requested **IN WRITING AN EXTENSION** of the Contract beyond the Termination Date for good cause and the Contractor and City of Mansfield have consented in writing to such extension, which consent shall not be unreasonably withheld. Any extension of the Contract shall be made to a specified date (the "Extension Date"). It is agreed that time is of the essence under this Contract. There shall be deducted from the Contract Price, as an applicable credit to The City of Mansfield, Fifty and No/100 Dollars (\$50.00) for each calendar day that the completion of the demolition as specified in the contract extends beyond the Termination Date or the Extension Date, as applicable. **Completed demolition means all work listed in the bid specifications.* **PAYMENT FOR CONTRACT WILL BE MADE AFTER ALL WORK LISTED IN BID SPECIFICATIONS HAS BEEN COMPLETED AND APPROVED.**

The Contractor shall not be liable, however, for excusable delays, which include, but are not limited to:

- a. Acts of a government restricting labor, equipment, or materials by reason of a declared emergency; or
- b. Causes beyond the control and without the fault or negligence of the Contractor, including, but not limited to, acts of God, fires, epidemics, quarantine restrictions, strikes, lockouts, freight embargoes, unavoidable delay in transportation, and unusual casualties; or
- c. Weather conditions of unusual severity, including but not limited to the following:
 - 1. Winter Storm Warnings for Richland County issued by National Weather Service
 - 2. Wind Chill Warning for Richland County issued by National Weather Service
 - 3. Flood warnings for area where property is located issued by National Weather Service
 - 4. High Wind Warning for Richland County issued by National Weather Service
 - 5. Tornado Warning for Richland County issued by National Weather Service
 - 6. Excessive Heat Warning for Richland County issued by National Weather Service; or
 (Any extension of time requested for any of the above conditions must be accompanied by proof from the National Weather Service.

Bids will be evaluated and awarded to the lowest and best bidder for the Project.

Single 10% Bid Security on the **Total Project Cost** must be included in the bid package.

The above lump sum Project Bid Price for the listed Project shall include all labor, materials, bailing, shoring, removal, overhead, profit, insurance, etc., to cover the finished work of the several kinds called for with respect to

the Project.

Bidder understands that the City of Mansfield reserves the right to reject any or all bids and to waive any informality in the bidding.

The bidder agrees that the bid for each Project shall remain in full force and effect (1) until the undersigned, if you are the successful bidder, has executed the Contract for such Project and the Work is completed or, (2) until the bid of another bidder has been awarded and he/she/it has executed a Contract for such Project.

Upon receipt of written NOTICE of AWARD / NOTICE to PROCEED for the Project set forth in this bid, the bidder will subsequently execute a formal Contract for the Project as attached hereto, with the required Performance Bond for the Project as well as the required Certificates of Insurance within ten (10) days.

The bidder shall notify the Ohio Environmental Protection Agency by filling out the Notification of Demolition and Renovation, including the Asbestos Remove Contractor information, Other Operator/Contractor (demolition Contractor) information, and dates for asbestos removal and demolition. A COPY OF THE NOTIFICATION MUST BE SUBMITTED TO THE City of Mansfield. All demolitions by the City of Mansfield must provide the EPA with 10 days' notice, unless otherwise specified.

The bid security attached in the sum of _____ (\$_____) is to become the property of the City of Mansfield in the event the contract is not executed within the time above set forth, as liquidated damages for the delay and additional damages for the delay and additional expense as the City of Mansfield caused thereby.

By signing, the contractor acknowledges the following: The bid will be awarded to the Lowest and Best bidder. Best" includes, but is not limited to: Contractor's financial position, including property, city, state, and/or federal tax status, judgment liens, known experience, prior dealings with City and/or Land Bank, available equipment, ability to execute work in accordance with all applicable guidelines and relevant laws, and performance on previous contracts. Bid will be considered if the bid complies with the bid specifications in all material respects and contains no irregularities or deviations from the specifications that would affect the amount of the bid or otherwise give the bidder a competitive edge. We reserve the right to waive any informality or to reject any bid(s) or all bids.

By signing this bid, Contractor agrees to sign the contract within 14 days from notice that the contract is ready for signatures. The City of Mansfield shall consider all of the contractor's rights arising from the City of Mansfield's acceptance of the BID abandoned after 14 days if the contractor does not sign the contract. The City of Mansfield MAY award the contract to the next-lowest bidder.

Respectfully submitted: By: _____

Signature: _____ Title: _____

CITY DEMO# 26-04	Address	Parcel Number#	Lot Size
	205 Lexington Ave Commercial	0270704807000 LOT# 2289	157 X 92

It is the Contractor's responsibility to abate the property. Review the attached asbestos analysis and follow EPA regulations to abate the property. Cost of abatement must be included in the bid.

It is the contractor's responsibility to inform himself/herself fully of the conditions relating to this project, and review Mansfield, Ohio City Ordinance(s) 1335.9 - Regulation of Demolition and General Contractors, 951.03, 951.05, 951.06, as well as all local, state, and federal regulations. **Caution tape must be used around all demolition sites when unattended for more than two hours. Demolitions must be sprayed with water to control dust, regardless of weather conditions.**

Demolish all structure(s) unless otherwise noted. Remove all attached deck(s), porch(s), ramp(s), roofing materials, railings, bedding materials, and sidewalks, and stairs leading to any front/side/back door(s). Remove all building materials from the demolition site, including but not limited to all masonry, stone, concrete, tile, bank-run gravel, and brick from all structures. Clean fill must be debris-free and can consist of compacted, crushed hard fill no bigger than #304 (2.5 inches). The top four feet must be clean fill, free of debris, and not containing crushed hard fill. **The contractor must notify the City of Mansfield either the day before or the day the demolition project starts. You must have the demo site inspected by City of Mansfield Staff once all demolition debris has been removed, before any clean fill is placed in the basement, to complete the sewer cap inspection. If inspection does not occur, the contractor will be required to remove all fill so that inspection can take place, and the fill will be refilled at the contractor's expense before any payment.**

For demolition to be considered complete, the parcel(s) plus any disturbed portion of any adjoining parcels must be:

- Free of any debris, trash, stone, brick, porcelain, or loose organic materials.
- Any sidewalks or driveways required to be constructed, repaired, and/or removed must be completed.
- All trees and brush specified for removal must be gone from the site, including stumps.
- All holes must be filled in with clean fill, and the entire parcel(s) plus any disturbed portion of adjoining parcels must be rough graded.
- **All wells and/or cisterns must be abandoned according to City/County Health Department regulations.**

Grade must match the existing grade of any undisturbed portion of the lot and adjoining lot, unless specified otherwise. Any change orders must be approved before demolition is completed.

ROUGH GRADE MUST BE INSPECTED AND APPROVED BY THE CITY OF MANSFIELD prior to any payments being made.
FINAL GRADE, SEED, STRAW, SIDEWALKS, AND CURBS WILL BE BID OUT SEPARATELY.

Remove all Critical Items to the rear property line, and everything inappropriate to a clean and aesthetically pleasing lot, including but not limited to all shrubs, scrub trees, undergrowth, vines, debris, TIRES, mattresses, bedding materials, couches, TV's, clotheslines, fire pits, garage or shed foundations, patios, miscellaneous oddities, dog houses, walkways, and all garbage inside and outside of structures.

Critical Items: Remove all trash and debris. Remove all bushes and shrubs. Remove all parking lot materials, including 165' of sidewalk and 134' of curb on the Lexington Ave side. The driveway apron needs to be removed for replacement on the Lexington Avenue side. Do NOT disturb the sidewalk apron at the corner of Lexington Avenue and Greenwood Avenue. Remove 85' of sidewalk on the Greenwood Avenue side and 30' of curb, including the driveway apron. Remove two light poles with the sign and pole. Attached environmental inspection for asbestos-containing materials. None found.

Attn: Seed & Straw Contractor – Replace 165' of sidewalk. Replace 134' of curb and replace the driveway apron, all on the Lexington Avenue side. On the Greenwood Ave side – Replace 85' of sidewalk and replace 30' of curb DO NOT REPLACE DRIVEWAY APRON on GREENWOOD Ave side. The Demolition Contractor will be removing all the above.

ALL WORK, INCLUDING CHANGE ORDERS, REPAIRS TO ANY PERSONAL PROPERTY DAMAGED BY THE DEMOLITION CONTRACTOR, AND ALL INSPECTIONS MUST BE COMPLETED PRIOR TO PAYMENT BEING MADE.

TIRES MUST BE REMOVED IN ACCORDANCE WITH OHIO EPA REGULATIONS. Regulations and a list of Registered Scrap Tire Transporters available at - <https://epa.ohio.gov/dmwm/Home/Scrap-Tires>. Proof of proper disposal must be submitted along with the invoice for payment to be issued.

According to Columbia Gas Records, the gas was abandoned. If you have questions, call Farrah Carnahan (614) 999.9347 fcarnahan@nisource.com

H & H
ENVIRONMENTAL

2699 East CR 50 Tiffin. OH 44883

Tiffin Office: 419-618-3072 Fax: 419-443-0539

Huntsville Office: 937-539-0094 Fax 937-843-3079

hhenvironmental@yahoo.com



Asbestos Survey

205 Lexington Ave; Mansfield, OH 44907

City of Mansfield



2699 East CR 50 Tiffin, OH 44883
Tiffin Office: 419-618-3072 Fax: 419-443-0539
Huntsville Office: 937-539-0094 Fax 937-843-3079
hhenvironmental@yahoo.com

City of Mansfield

2/4/26

30 N. Diamond St.

Mansfield, OH 44902

Phone: 419-755-9797

Email: ayockey@ci.mansfield.oh.us

Amy Yockey

Asbestos survey: 205 Lexington Ave; Mansfield, OH 44907

Amy,

H&H Environmental, LLC. has completed an inspection for asbestos-containing materials (ACM) at 205 Lexington Ave; Mansfield, OH 44907. This inspection was performed by Tyler Rister (Certification # 35958) and Jace Hurt (Certification # 36450) on January 28th, 2026 in Mansfield, OH. Tyler Rister and Jace Hurt maintain a current Ohio EPA Asbestos Inspector Certifications. Proof of these certifications are attached.

Enclosed:

1. Asbestos Survey Cover
2. Asbestos Survey Letter
3. Purpose and Procedure
4. ACM Summary and Notice
5. Sample Chain-of-custody
6. Sample Site Pictures
7. Laboratory Analysis Report (and point-count analysis if applicable)
8. Asbestos Inspector Certifications

Purpose of Inspection:

The ACM inspection was conducted in accordance and observation of EPA NESHAP and OSHA regulations pertaining to the demolition/renovation of regulated structures. This inspection included all applicable and accessible areas of the structure.

Procedure:

The inspection, conducted on 1-28-26, was completed utilizing applicable Federal and Ohio State regulations pertaining to asbestos: Federal OSHA (29 CFR 1910.1001 and 29 CFR 1926.1101), EPA (40 CFR Part 61), and TSCA Title II AHERA/ASHARA (40 CFR Part 763) Asbestos Regulations. The findings in this report are consistent with accepted principles and practice established and prescribed by the EPA and AHERA.

All accessible areas of the building in Mansfield, OH were inspected physically, functional space by functional space, and homogeneous area by homogeneous area to determine the presence of asbestos-containing materials. Suspected asbestos-containing materials were grouped per homogeneous area. Suspect materials that may be present inside wall cavities, electrical wiring or which were otherwise inaccessible were not included in the scope of this inspection. Core samples of friable and non-friable suspect asbestos-containing materials were collected to be analyzed for asbestos content. Those materials considered to be non-suspect (concrete, wood, fiberglass, carpeting, metal, etc.) were not sampled for analysis. Each location for sample collection, chosen at random, were representative of the suspect materials. The bulk samples were placed in zip-lock bags, sealed, and labeled with an identifying code. The samples, along with the chain-of-custody, were then submitted to the laboratory, McCall and Spero Environmental, Inc., to be analyzed for asbestos content. A copy of the chain-of-custody is attached.

8 bulk samples of suspected ACM, were submitted to a laboratory for analysis using Polarized Light Microscopy. Laboratory results are attached.

Analytical Results:

H&H Sample # Lab Sample #	Homogenous Area	Layers	Description/ Sample Location	PLM Result
205-01 P1306HHE-01	1	2	Drywall/Compound Rm.2 wall A/B	ND
205-02 P1306HHE-02	1	2	Drywall/Compound Rm.9 ceiling debris near wall C	ND
205-03 P1306HHE-03	2	1	12" ceiling tile Rm.2 debris near wall B	ND
205-04 P1306HHE-04	2	1	12" ceiling tile Rm.4 debris near wall C	ND
205-05 P1306HHE-05	3	1	Asphalt Roofing outside Rm.2	ND
205-06 P1306HHE-06	3	1	Asphalt Roofing outside Rm.2	ND

Summary:

Based the analysis of suspected ACM samples, None of the samples of homogenous areas were determined to be asbestos-containing.

The approximate total of asbestos-containing materials are as follows:

No Asbestos

Among the material noted above, **None** of the material must be removed by a licensed asbestos abatement contractor prior to demolition or renovation if it would impact this material.

Under current Ohio EPA standards materials containing less than 1% are not “asbestos containing material”. However, this material is still regulated under OSHA (as OSHA does not recognize point-count or composite sampling methods) and must adhere to wet handling, prompt cleanup, disposal requirements set forth by 29 CFR 1926 as applies to demolition

operations involving materials containing less than 1% asbestos. As such, H&H Environmental recommends that this material be abated to observe and follow OSHA regulations.

Notice:

An Ohio EPA Notification of Demolition and Renovation form must be completed and submitted to the Ohio EPA at least ten working days prior to the commencement of any abatement or demolition activity. The amount, type and condition of the asbestos-containing materials found in this inspection, as well as the materials assumed to be asbestos-containing materials, must be noted on the form. The name and certification number of the asbestos inspector must be included.

If any additional materials are encountered in these locations, these materials should be left intact and undisturbed until they can be inspected and and sampled by a licensed Asbestos Abatement Evaluation Specialist. H&H Environmental would be happy to return to the site if additional suspect materials are encountered during demolition activity. The other option is to assume that the material is asbestos-containing and have it abated as such.

This report, and the supporting findings, data, conclusions, and recommendations represents H&H Environmental's efforts on behalf of the client. This report is not an asbestos abatement specification and shouldn't be used for specifying removal techniques or methods. The assessments, conclusions, results, and recommendations stated in this report are representative of the circumstances and conditions observed by the inspector at the date of the inspection. We cannot assume responsibility for any change in conditions or circumstances that occurred after inspection. The findings in this report, if implemented by the client, should not be construed as as an assurance or implied warranty for the continuing safety, performance, or cost-effectiveness of any equipment, system, product, procedure, facility, or policy recommended or discussed herein.

The recommendations in this report are based on the professional judgment of the inspector and the results of the samples collected an analyzed. H&H Environmental makes no warranty, expressed or implied, and accepts no liability for the presence or absence of asbestos or other hazardous materials in or on home products, materials, and areas. H&H Environmental assumes no responsibility for the cost of repairing, removing, or replacing any undiscovered or unreported condition or defect, or any future condition or defect.

If you have any questions or concerns please feel free to contact H&H Environmental's Charles E. Hurt at 419-618-3072.

Thank you,

Tyler Rister *Tyler Rister*

AHES # ES 35958

H&H Environmental

Jace Hurt *Jace Hurt*

AHES # ES 36450

H&H Environmental

H&H Environmental

Asbestos Inspection Work Sheet

Site 205 Lexington Ave City Mansfield State OH Zip 44907

Renovation Demolition

Levels: 1 2 3 Attic Foundation: Slab Crawl Basement

Exterior: Wood Vinyl Aluminum Asphalt Transite Brick Block

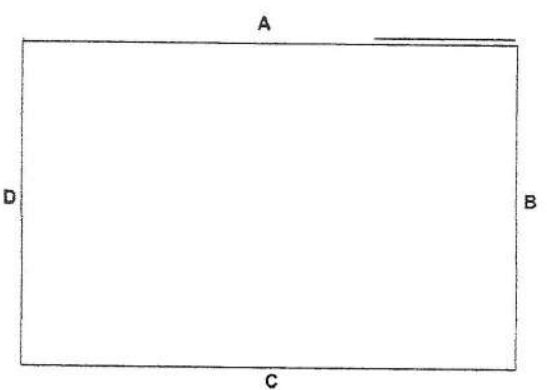
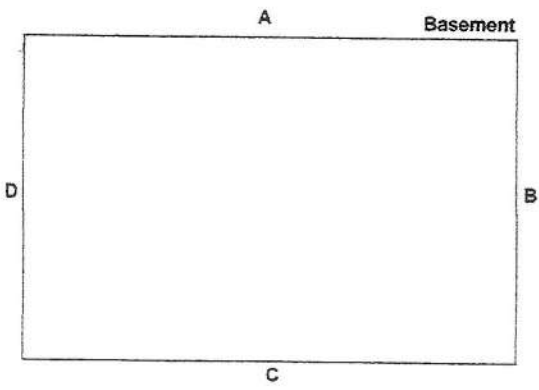
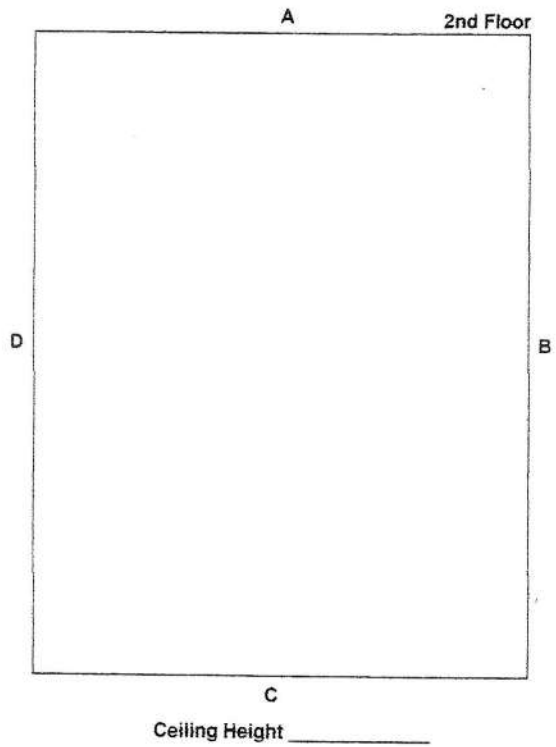
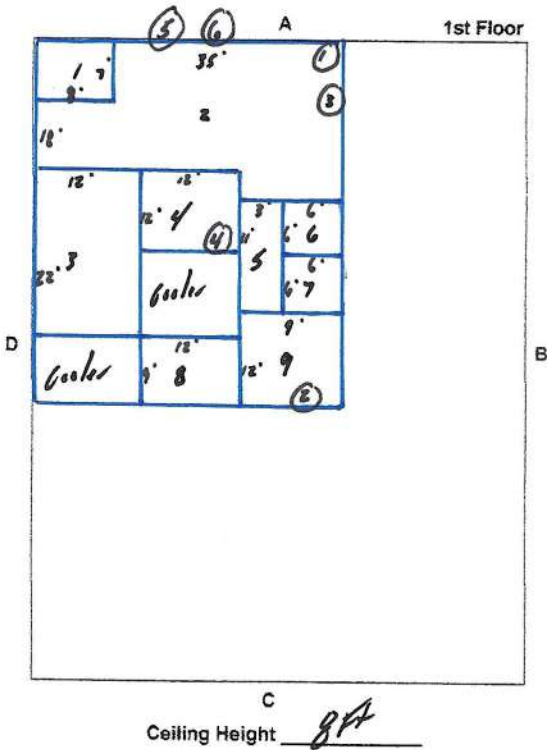
Interior Walls: Drywall Plaster Paneling Transite Other

Windows: Wood Vinyl Metal Other Number

Flooring: Wood Concrete 9" Tile 12" Tile Linoleum Ceramic

Heating: FAF Hot Water Furnace Board Duct Work Seam Tape Duct Boots

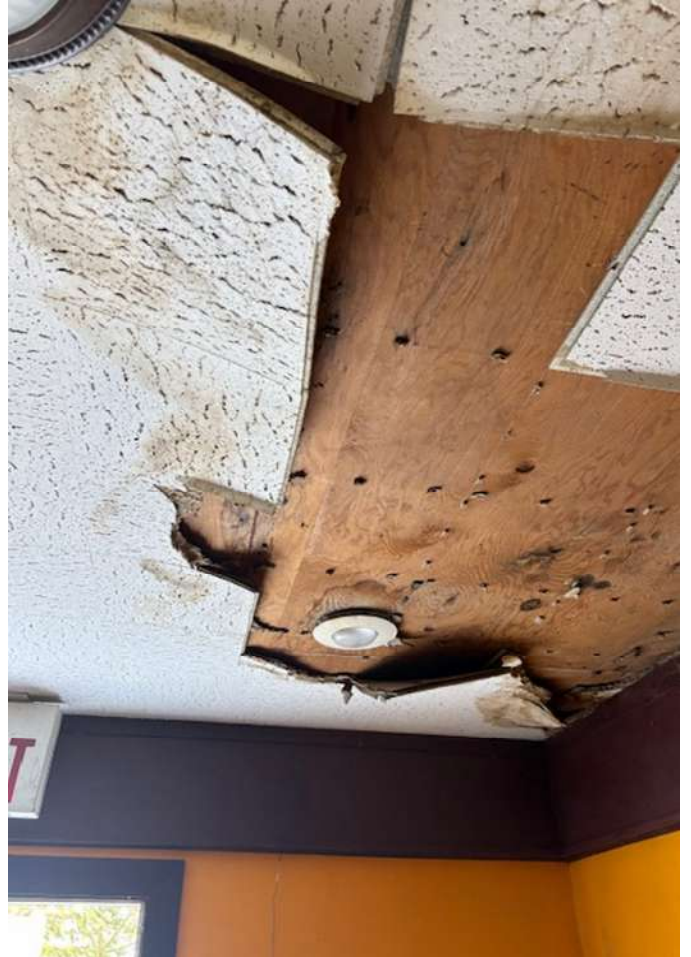
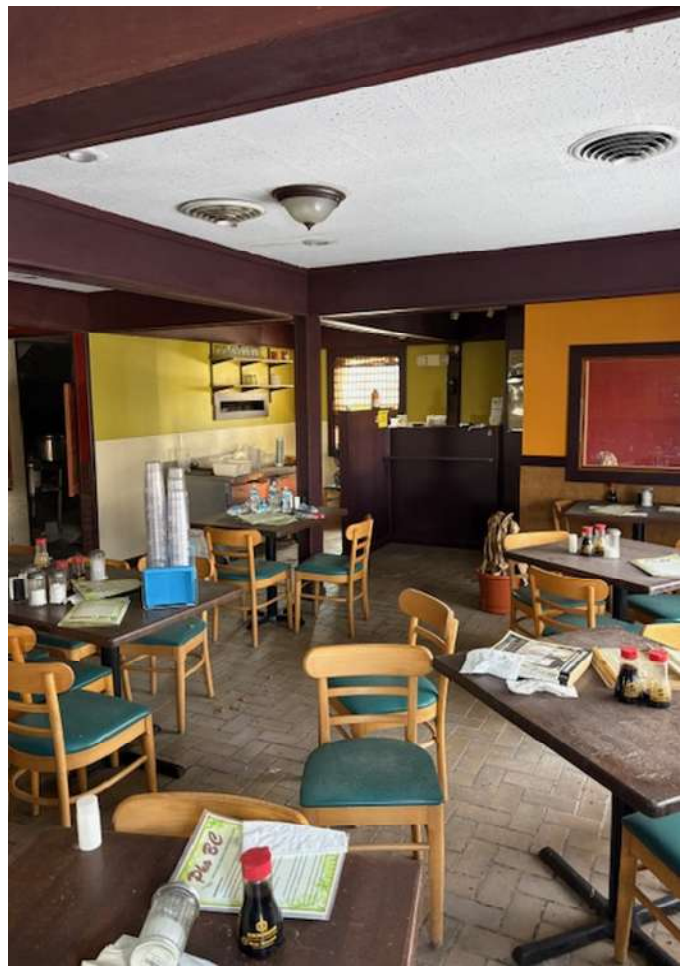
Roofing: Asphalt Metal Transite Build Up Other

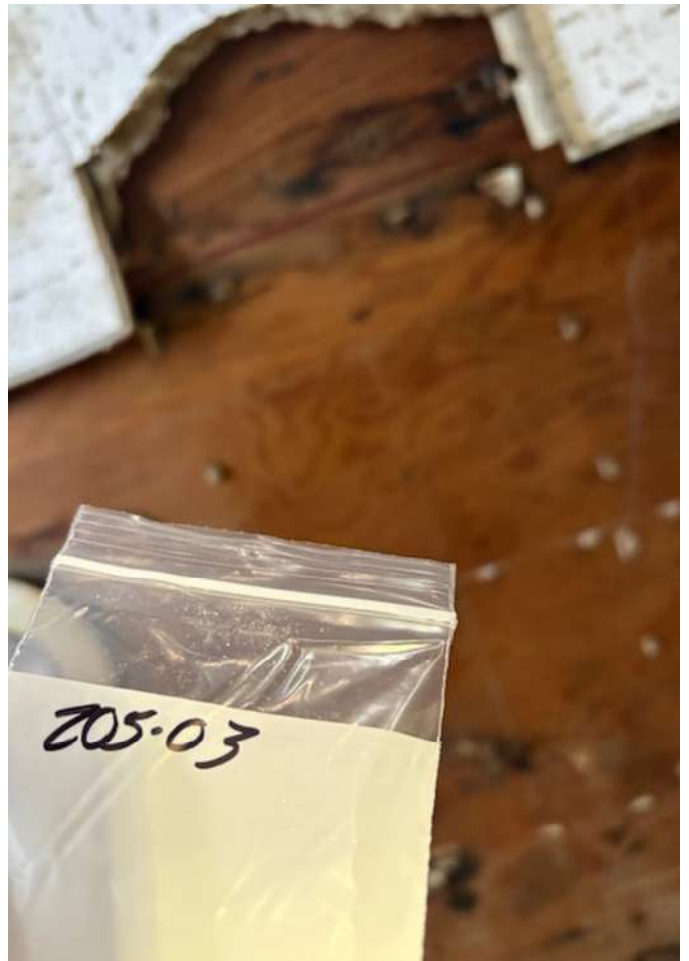


Inspector Tyler Rister

Certification # ES35958

Date 1/28/26









McCall and Spero
Environmental, Inc.

Specialists in Microanalysis

1831 Williamson Court • Suite 100 • Louisville, KY 40223
Phone (502) 244-7135 • FAX (502) 244-7136

E-mail: customerservice@mse-labs.com • Website: www.mse-labs.com

Date: January 30, 2026

Attention: Chuck Hurt
H&H Environmental

Subject: Analysis of bulk samples for asbestos mineral fibers by Polarized Light
Microscopy (PLM) with Dispersion Staining (EPA/600/R-93/116)

RE: MSE-P1306HHE
205 Lexington Ave; Mansfield, OH 44907 Project

Dear Mr. Hurt:

McCall & Spero Environmental, Inc. has completed the analysis of the bulk samples we received from your offices on January 30, 2026. These samples represent the bulk samples from the 205 Lexington Ave; Mansfield, OH 44907 Project.

The PLM bulk analysis was performed according to the "Method of the Determination of Asbestos in Bulk Building Materials", R. L. Perkins and B. W. Harvey (EPA/600/R-93/116). EPA Interim Method for the Determination of Asbestos in Bulk Insulation Samples as found in 40 CFR, Part 763, Subpart E, Appendix E.

The results for the eight (8) samples are summarized in the following report. Please note that for samples consisting of two or more distinct components, each component is analyzed and reported individually (EPA 40 CFR Part 61 [FRL-4821-71]).

Thank you for consulting McCall & Spero Environmental, Inc. Should you have any questions concerning these results, please contact our office.

Sincerely,

Taylor B. Stone
Senior Analyst

SUMMARY OF PLM BULK ANALYSIS RESULTS

Page 1

Project Name: 205 Lexington Ave; Mansfield, OH 44907 Project
McCall & Spero Environmental Project No. MSE-P1306HHE

MSE # P1306HHE	SAMPLE # DESCRIPTION	ASBESTOS TYPE & %	OTHER FIBROUS MATERIAL & %	% NON-FIBROUS MATERIAL	COLOR
001 (A)	205-01 (A) Drywall	ND	Cellulose / 15%	85%	White
001 (B)	205-01 (B) Compound	ND	Cellulose / 7%	93%	White
002 (A)	205-02 (A) Drywall	ND	Cellulose / 15%	85%	White
002 (B)	205-02 (B) Compound	ND	Cellulose / 7%	93%	White
003	205-03 12" Ceiling Tile	ND	Cellulose / 20%	80%	White
004	205-04 12" Ceiling Tile	ND	Cellulose / 20%	80%	White
005	205-05 Asphalt Roof	ND**	Cellulose / 15% Glass / 15%	70%	Black
006	205-06 Asphalt Roof	ND**	Cellulose / 15% Glass / 15%	70%	Black

SUMMARY OF PLM BULK ANALYSIS RESULTS

Page 2

NOTES:

ND = None Detected
CR = Crocidolite

CH = Chrysotile

AN = Anthophyllite

A = Amosite

TR = Tremolite

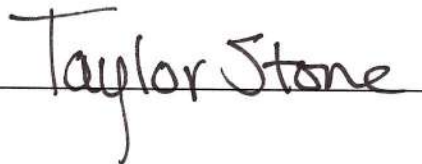
AC = Actinolite

For samples consisting of separate components, each component is analyzed and reported separately.

Results apply only to items tested. Quantification is accurate to within $\pm 10\%$. Results from this report must not be reproduced, except in full, with the approval of McCall & Spero Environmental, Inc. This report must not be used to claim product endorsement by NVLAP or any agency of the U.S. Government.

** EPA recommends that bulk materials found negative for asbestos or less than one percent asbestos by polarized light microscopy that fall into one of five dominantly nonfriable categories be reanalyzed by an additional method, such as transmission electron microscopy. (EPA Notice of Advisory, FR Vol. 59, No. 146 & Test Method EPA 600/ R-93/ 116).

Analyst: Taylor B. Stone

 Taylor Stone

The InService Training Network

Asbestos Abatement Project Supervisor Refresher Course




Jace Hurt

has successfully completed the Asbestos Abatement Project Supervisor Refresher Course and passed by at least 70%
the course examination for accreditation under Section 206 of the Toxic Substance Control Act, Title II, and Indiana 326 IAC 18-2
Provided by: The InService Training Network, Inc., 705D Lakeview Plaza Blvd, Worthington, OH 43085 (614) 436-0980

Course Dates: December 11, 2025

Examination Date: December 11, 2025

Course Director:


Kurt Varga

Course Location: Worthington, Ohio

Expiration Date: December 11, 2026

Certificate Number: ITNPSR12572

ITN

ITN

The InService Training Network
Asbestos Building Inspector and Management Planner
Refresher Courses



Jace Hurt

has successfully completed the Asbestos Building Inspector and Management Planner Refresher Courses and passed by at least 70% the course examinations for accreditation under Section 206 of the Toxic Substance Control Act, Title II, and Indiana 326 IAC 18-2 Provided by: The InService Training Network, Inc., 705D Lakeview Plaza Blvd, Worthington, OH 43085 (614) 436-0980

Course Dates: December 10, 2025

Examination Date: December 10, 2025

Course Director:

Kurt Varg

Course Location: Columbus, Ohio

Expiration Date: December 10, 2026

Certificate Numbers: ITNIR7856 & ITNMPR7856

ITN

ITN

The InService Training Network

Asbestos Abatement Project Supervisor Refresher Course



Tyler Rister

has successfully completed the Asbestos Abatement Project Supervisor Refresher Course and passed by at least 70%
the course examination for accreditation under Section 206 of the Toxic Substance Control Act, Title II, and Indiana 326 IAC 18-2
Provided by: The InService Training Network, Inc., 705D Lakeview Plaza Blvd, Worthington, OH 43085 (614) 436-0980

Course Dates: December 11, 2025

Examination Date: December 11, 2025

Course Director: 
Kurt Varga

Course Location: Worthington, Ohio

Expiration Date: December 11, 2026

Certificate Number: ITNPSR12571

ITN

ITN

The InService Training Network

Asbestos Building Inspector and Management Planner Refresher Courses



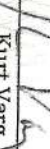
Tyler Rister

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Course Dates: December 10, 2025

Examination Date: December 10, 2025

Course Director:


Kurt Varg

Course Location: Columbus, Ohio

Expiration Date: December 10, 2026

Certificate Numbers: ITNIR7855 & ITNMPPR7855

ITN

ITN

CITY DEMO# 26-04	Address	Parcel Number#	Lot Size
	566 REED ST. RESIDENTIAL	0270424613000 LOT# 12630	254'x58'

It is the Contractor's responsibility to abate the property. Review the attached asbestos analysis and follow EPA regulations to abate the property. Cost of abatement must be included in the bid.

It is the contractor's responsibility to inform himself/herself fully of the conditions relating to this project, and review Mansfield, Ohio City Ordinance(s) 1335.9 - Regulation of Demolition and General Contractors, 951.03, 951.05, 951.06, as well as all local, state, and federal regulations. **Caution tape must be used around all demolition sites when unattended for more than two hours. Demolitions must be sprayed with water to control dust, regardless of weather conditions.**

Demolish all structure(s) unless otherwise noted. Remove all attached deck(s), porch(s), ramp(s), roofing materials, railings, bedding materials, and sidewalks, and stairs leading to any front/side/back door(s). Remove all building materials from the demolition site, including but not limited to all masonry, stone, concrete, tile, bank-run gravel, and brick from all structures. Clean fill must be debris-free and can consist of compacted, crushed hard fill no bigger than #304 (2.5 inches). The top four feet must be clean fill, free of debris, and not containing crushed hard fill. **The contractor must notify the City of Mansfield either the day before or the day the demolition project starts. You must have the demo site inspected by City of Mansfield Staff once all demolition debris has been removed, before any clean fill is placed in the basement, to complete the sewer cap inspection. If inspection does not occur, the contractor will be required to remove all fill so that inspection can take place, and the fill will be refilled at the contractor's expense before any payment.**

For demolition to be considered complete, the parcel(s) plus any disturbed portion of any adjoining parcels must be:

- Free of any debris, trash, stone, brick, porcelain, or loose organic materials.
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- All wells and/or cisterns must be abandoned according to City/County Health Department regulations.

Grade must match the existing grade of any undisturbed portion of the lot and adjoining lot, unless specified otherwise. Any change orders must be approved before demolition is completed.

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FINAL GRADE, SEED, STRAW, SIDEWALKS, AND CURBS WILL BE BID OUT SEPARATELY.

Remove all Critical Items to the rear property line, and everything inappropriate to a clean and aesthetically pleasing lot, including but not limited to all shrubs, scrub trees, undergrowth, vines, debris, TIRES, mattresses, bedding materials, couches, TV's, clotheslines, fire pits, garage or shed foundations, patios, miscellaneous oddities, dog houses, walkways, and all garbage inside and outside of structures.

Critical Items: Remove all trash, debris, and shrubs. Remove all gravel piles and dirt behind the structure. **Do not remove driveway material or the garage.** Attached environmental inspection for asbestos-containing materials.

Attn: Seed & Straw Contractor – No sidewalk or curb to replace. Only grass and seed for the area that was disturbed in the demolition.

ALL WORK, INCLUDING CHANGE ORDERS, REPAIRS TO ANY PERSONAL PROPERTY DAMAGED BY THE DEMOLITION CONTRACTOR, AND ALL INSPECTIONS MUST BE COMPLETED PRIOR TO PAYMENT BEING MADE.

TIRES MUST BE REMOVED IN ACCORDANCE WITH OHIO EPA REGULATIONS. Regulations and a list of Registered Scrap Tire Transporters available at - <https://epa.ohio.gov/dmwm/Home/Scrap-Tires>. Proof of proper disposal must be submitted along with the invoice for payment to be issued.

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ENVIRONMENTAL

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Tiffin Office: 419-618-3072 Fax: 419-443-0539

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hhenvironmental@yahoo.com



Asbestos Survey

566 Reed St; Mansfield, OH 44903

City of Mansfield



2699 East CR 50 Tiffin, OH 44883
Tiffin Office: 419-618-3072 Fax: 419-443-0539
Huntsville Office: 937-539-0094 Fax 937-843-3079
hhenvironmental@yahoo.com

City of Mansfield

2/4/26

30 N. Diamond St.

Mansfield, OH 44902

Phone: 419-755-9797

Email: ayockey@ci.mansfield.oh.us

Amy Yockey

Asbestos survey: 566 Reed St; Mansfield, OH 44903

Amy,

H&H Environmental, LLC. has completed an inspection for asbestos-containing materials (ACM) at 566 Reed St; Mansfield, OH 44903. This inspection was performed by Tyler Rister (Certification # 35958) and Jace Hurt (Certification # 36450) on January 28th, 2026 in Mansfield, OH. Tyler Rister and Jace Hurt maintain a current Ohio EPA Asbestos Inspector Certifications. Proof of these certifications are attached.

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All accessible areas of the building in Mansfield, OH were inspected physically, functional space by functional space, and homogeneous area by homogeneous area to determine the presence of asbestos-containing materials. Suspected asbestos-containing materials were grouped per homogeneous area. Suspect materials that may be present inside wall cavities, electrical wiring or which were otherwise inaccessible were not included in the scope of this inspection. Core samples of friable and non-friable suspect asbestos-containing materials were collected to be analyzed for asbestos content. Those materials considered to be non-suspect (concrete, wood, fiberglass, carpeting, metal, etc.) were not sampled for analysis. Each location for sample collection, chosen at random, were representative of the suspect materials. The bulk samples were placed in zip-lock bags, sealed, and labeled with an identifying code. The samples, along with the chain-of-custody, were then submitted to the laboratory, McCall and Spero Environmental, Inc., to be analyzed for asbestos content. A copy of the chain-of-custody is attached.

9 bulk samples of suspected ACM, were submitted to a laboratory for analysis using Polarized Light Microscopy. Laboratory results are attached.

Analytical Results:

H&H Sample # Lab Sample #	Homogenous Area	Layers	Description/ Sample Location	PLM Result
566-01 P1306HHE.1-01	1	2	Drywall/Compound Rm.4 wall A/D	ND
566-02 P1306HHE.1-02	1	2	Drywall/Compound Rm.3 ceiling	ND
566-03 P1306HHE.1-03	2	1	Texture Rm.1 wall A	ND
566-04 P1306HHE.1-04	2	1	Texture Rm.2 ceiling	ND
566-05 P1306HHE.1-05	2	1	Texture Rm.1 ceiling	ND
566-06 P1306HHE.1-06	3	1	Asphalt Roofing outside Rm.3	ND
566-07 P1306HHE.1	3	1	Asphalt roofing outside Garage	ND

Summary:

Based the analysis of suspected ACM samples, None of the samples of homogenous areas were determined to be asbestos-containing.

The approximate total of asbestos-containing materials are as follows:

No Asbestos

Among the material noted above, **None** of the material must be removed by a licensed asbestos abatement contractor prior to demolition or renovation if it would impact this material.

Under current Ohio EPA standards materials containing less than 1% are not “asbestos containing material”. However, this material is still regulated under OSHA (as OSHA does not recognize point-count or composite sampling methods) and must adhere to wet handling, prompt cleanup, disposal requirements set forth by 29 CFR 1926 as applies to demolition operations involving materials containing less than 1% asbestos. As such, H&H Environmental recommends that this material be abated to observe and follow OSHA regulations.

Notice:

An Ohio EPA Notification of Demolition and Renovation form must be completed and submitted to the Ohio EPA at least ten working days prior to the commencement of any abatement or demolition activity. The amount, type and condition of the asbestos-containing materials found in this inspection, as well as the materials assumed to be asbestos-containing materials, must be noted on the form. The name and certification number of the asbestos inspector must be included.

If any additional materials are encountered in these locations, these materials should be left intact and undisturbed until they can be inspected and and sampled by a licensed Asbestos Abatement Evaluation Specialist. H&H Environmental would be happy to return to the site if additional suspect materials are encountered during demolition activity. The other option is to assume that the material is asbestos-containing and have it abated as such.

This report, and the supporting findings, data, conclusions, and recommendations represents H&H Environmental's efforts on behalf of the client. This report is not an asbestos abatement specification and shouldn't be used for specifying removal techniques or methods. The assessments, conclusions, results, and recommendations stated in this report are representative of the circumstances and conditions observed by the inspector at the date of the inspection. We cannot assume responsibility for any change in conditions or circumstances that occurred after inspection. The findings in this report, if implemented by the client, should not be construed as as an assurance or implied warranty for the continuing safety, performance, or cost-effectiveness of any equipment, system, product, procedure, facility, or policy recommended or discussed herein.

The recommendations in this report are based on the professional judgment of the inspector and the results of the samples collected an analyzed. H&H Environmental makes no warranty, expressed or implied, and accepts no liability for the presence or absence of asbestos or other hazardous materials in or on home products, materials, and areas. H&H Environmental assumes no responsibility for the cost of repairing, removing, or replacing any undiscovered or unreported condition or defect, or any future condition or defect. If you have any questions or concerns please feel free to contact H&H Environmental’s Charles E. Hurt at 419-618-3072.

Thank you,

Tyler Rister *Tyler Rister*

Jace Hurt *Jace Hurt*

AHES # ES 35958

H&H Environmental

AHES # ES 36450

H&H Environmental

Site 566 Reed St.

City Manfield

State OH

Zip 44903

Renovation Demolition

Levels: 1 2 3 Attic Foundation: Slab Crawl Basement

Exterior: Wood Vinyl Aluminum Asphalt Transite Brick Block

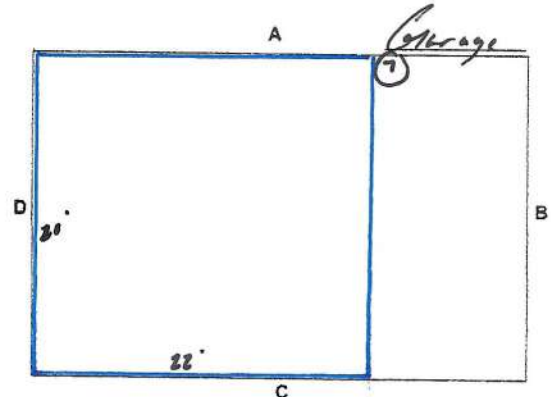
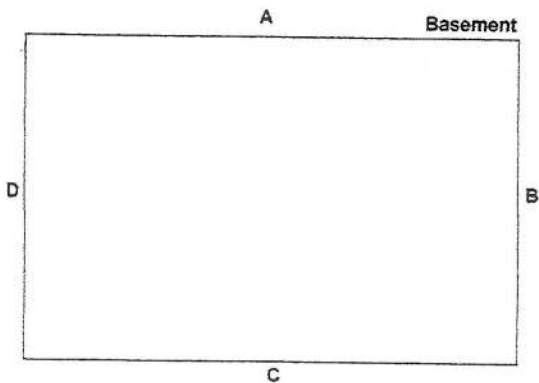
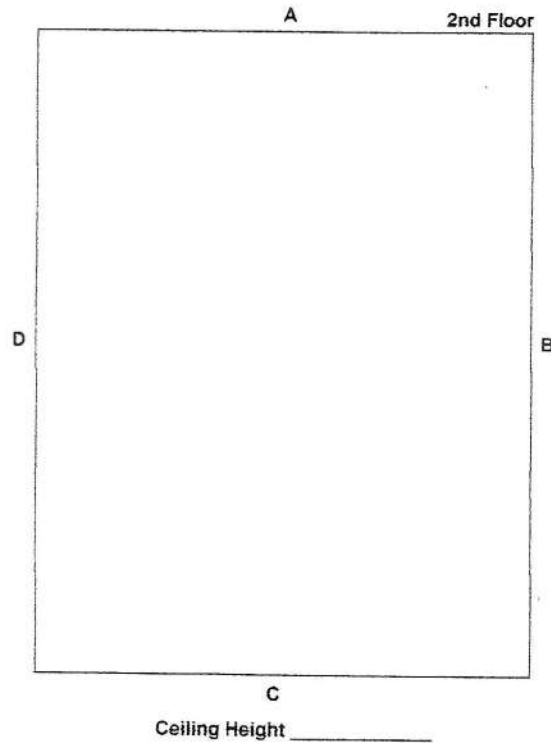
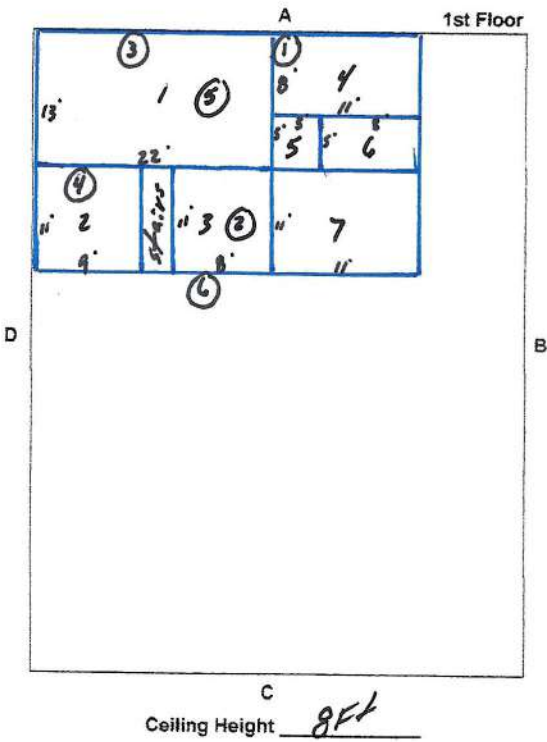
Interior Walls: Drywall Plaster Paneling Transite Other Texture

Windows: Wood Vinyl Metal Other Number

Flooring: Wood Concrete 9" Tile 12" Tile Linoleum Ceramic

Heating: FAF Hot Water Furnace Board Duct Work Seam Tape Duct Boots

Roofing: Asphalt Metal Transite Build Up Other



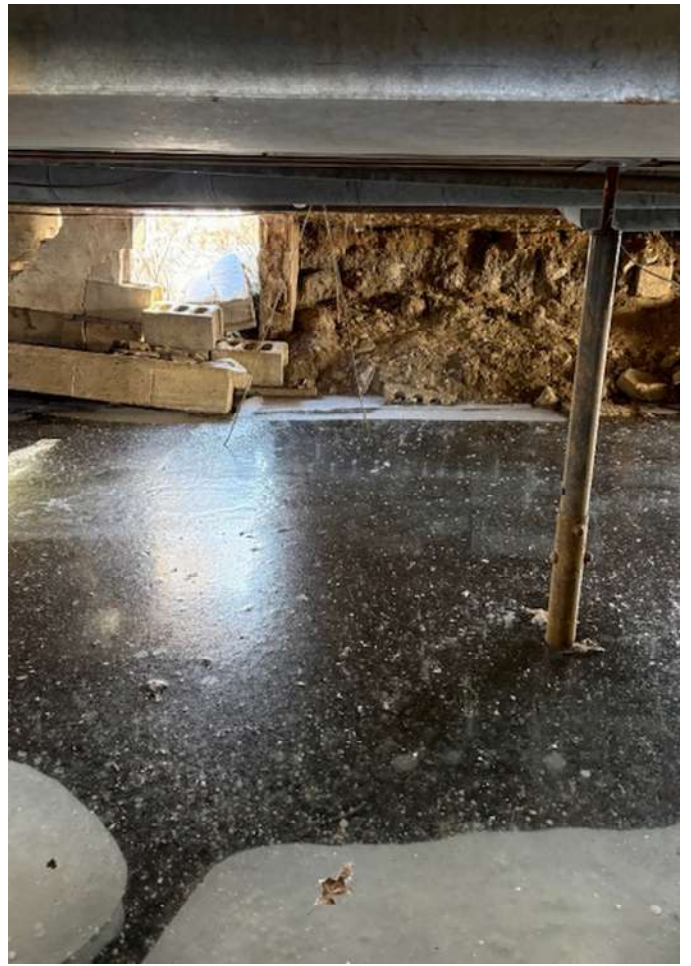
Inspector Tyler Rister

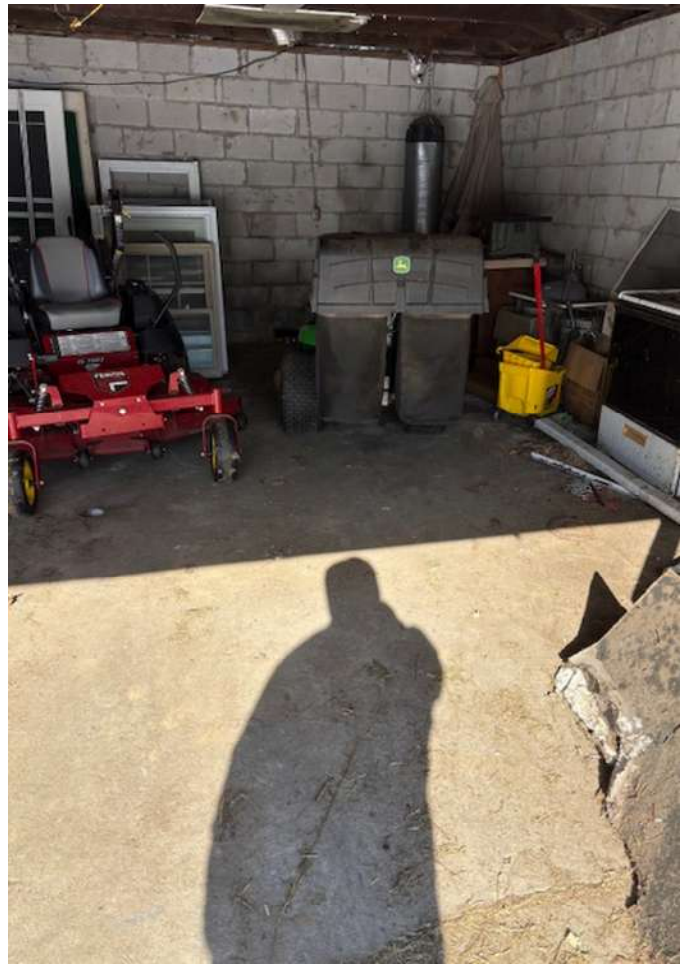
Certification # ES35958

Date 1/29/26















McCall and Spero
Environmental, Inc.

Specialists in Microanalysis

1831 Williamson Court • Suite 100 • Louisville, KY 40223
Phone (502) 244-7135 • FAX (502) 244-7136

E-mail: customerservice@mse-labs.com • Website: www.mse-labs.com

Date: January 30, 2026

Attention: Chuck Hurt
H&H Environmental

Subject: Analysis of bulk samples for asbestos mineral fibers by Polarized Light
Microscopy (PLM) with Dispersion Staining (EPA/600/R-93/116)

RE: MSE-P1306HHE.1
566 Reed St; Mansfield, OH44903 Project

Dear Mr. Hurt:

McCall & Spero Environmental, Inc. has completed the analysis of the bulk samples we received from your offices on January 30, 2026. These samples represent the bulk samples from the 566 Reed St; Mansfield, OH44903 Project.

The PLM bulk analysis was performed according to the "Method of the Determination of Asbestos in Bulk Building Materials", R. L. Perkins and B. W. Harvey (EPA/600/R-93/116). EPA Interim Method for the Determination of Asbestos in Bulk Insulation Samples as found in 40 CFR, Part 763, Subpart E, Appendix E.

The results for the nine (9) samples are summarized in the following report. Please note that for samples consisting of two or more distinct components, each component is analyzed and reported individually (EPA 40 CFR Part 61 [FRL-4821-71]).

Thank you for consulting McCall & Spero Environmental, Inc. Should you have any questions concerning these results, please contact our office.

Sincerely,

Taylor B. Stone
Senior Analyst

SUMMARY OF PLM BULK ANALYSIS RESULTS

Page 1

Project Name: 566 Reed St; Mansfield, OH44903 Project
McCall & Spero Environmental Project No. MSE-P1306HHE.1

MSE # P1306HHE.1	SAMPLE # DESCRIPTION	ASBESTOS TYPE & %	OTHER FIBROUS MATERIAL & %	% NON-FIBROUS MATERIAL	COLOR
001 (A)	566-01 (A) Drywall	ND	Cellulose / 15%	85%	White
001 (B)	566-01 (B) Compound	ND	Cellulose / 7%	93%	White
002 (A)	566-02 (A) Drywall	ND	Cellulose / 15%	85%	White
002 (B)	566-02 (B) Compound	ND	Cellulose / 7%	93%	White
003	566-03 Texture	ND	Cellulose / 15%	85%	White
004	566-04 Texture	ND	Cellulose / 15%	85%	White
005	566-05 Texture	ND	Cellulose / 15%	85%	White
006	566-06 Asphalt Roof	ND**	Cellulose / 15% Glass / 15%	70%	Black
007	566-07 Asphalt Roof	ND**	Cellulose / 15% Glass / 15%	70%	Black

SUMMARY OF PLM BULK ANALYSIS RESULTS

Page 2

NOTES:

ND = None Detected
CR = Crocidolite

CH = Chrysotile
AN = Anthophyllite

A = Amosite
TR = Tremolite

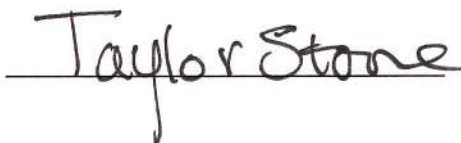
AC = Actinolite

For samples consisting of separate components, each component is analyzed and reported separately.

Results apply only to items tested. Quantification is accurate to within $\pm 10\%$. Results from this report must not be reproduced, except in full, with the approval of McCall & Spero Environmental, Inc. This report must not be used to claim product endorsement by NVLAP or any agency of the U.S. Government.

** EPA recommends that bulk materials found negative for asbestos or less than one percent asbestos by polarized light microscopy that fall into one of five dominantly nonfriable categories be reanalyzed by an additional method, such as transmission electron microscopy. (EPA Notice of Advisory, FR Vol. 59, No. 146 & Test Method EPA 600/ R-93/ 116).

Analyst: Taylor B. Stone



The InService Training Network

Asbestos Abatement Project Supervisor Refresher Course




Jace Hurt

has successfully completed the Asbestos Abatement Project Supervisor Refresher Course and passed by at least 70% the course examination for accreditation under Section 206 of the Toxic Substance Control Act, Title II, and Indiana 326 IAC 18-2 Provided by: The InService Training Network, Inc., 705D Lakeview Plaza Blvd, Worthington, OH 43085 (614) 436-0980

Course Dates: December 11, 2025

Examination Date: December 11, 2025

Course Director:


Kurt Varga

Course Location: Worthington, Ohio

Expiration Date: December 11, 2026

Certificate Number: ITNPSR12572

ITN

ITN

The InService Training Network
Asbestos Building Inspector and Management Planner
Refresher Courses



Jace Hurt

has successfully completed the Asbestos Building Inspector and Management Planner Refresher Courses and passed by at least 70% the course examinations for accreditation under Section 206 of the Toxic Substance Control Act, Title II, and Indiana 326 IAC 18-2 Provided by: The InService Training Network, Inc., 705D Lakeview Plaza Blvd, Worthington, OH 43085 (614) 436-0980

Course Dates: December 10, 2025

Examination Date: December 10, 2025

Course Director:

Kurt Varg

Course Location: Columbus, Ohio

Expiration Date: December 10, 2026

Certificate Numbers: ITNIR7856 & ITNMPR7856

ITN

ITN

The InService Training Network

Asbestos Abatement Project Supervisor Refresher Course



Tyler Rister

has successfully completed the Asbestos Abatement Project Supervisor Refresher Course and passed by at least 70%
the course examination for accreditation under Section 206 of the Toxic Substance Control Act, Title II, and Indiana 326 IAC 18-2
Provided by: The InService Training Network, Inc., 705D Lakeview Plaza Blvd, Worthington, OH 43085 (614) 436-0980

Course Dates: December 11, 2025

Examination Date: December 11, 2025

Course Director: 
Kurt Varga

Course Location: Worthington, Ohio

Expiration Date: December 11, 2026

Certificate Number: ITNPSR12571

ITN

ITN

The InService Training Network

Asbestos Building Inspector and Management Planner Refresher Courses



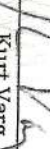
Tyler Rister

has successfully completed the Asbestos Building Inspector and Management Planner Refresher Courses and passed by at least 70% the course examinations for accreditation under Section 206 of the Toxic Substance Control Act, Title II, and Indiana 326 IAC 18-2 Provided by: The InService Training Network, Inc., 705D Lakeview Plaza Blvd, Worthington, OH 43085 (614) 436-0980

Course Dates: December 10, 2025

Examination Date: December 10, 2025

Course Director:


Kurt Varg

Course Location: Columbus, Ohio

Expiration Date: December 10, 2026

Certificate Numbers: ITNIR7855 & ITNMPPR7855

ITN

ITN