

SPECIFICATIONS FOR DEMOLITION 7067 CURTIS ROAD, RADNOR, OHIO 43066

Property

The property is composed of an approximately 1674 square foot single-level structure with a crawl space, a 702 square foot attached garage, a 720 square foot detached garage, a water well, a propane tank, and a septic tank. It is located along the west side of Curtis Road. The site has been vacant since July, 2023. Per the Delaware County Auditor's Office, the home was constructed circa 1999. The project entails the demolition and removal of debris from 7067 Curtis Road property home and detached garage, as well as the abandonment of the septic system.

This is a single-story 27ft X 88ft wood frame building with a crawl space, a detached garage that is 30ft X 24ft, and a covered wood deck. Interior finishes include plaster walls and drywall ceilings, with wood and vinyl floors. Exterior finishes include vinyl siding with an asphalt shingle roofing system. The asphalt shingles and vinyl siding have been removed.

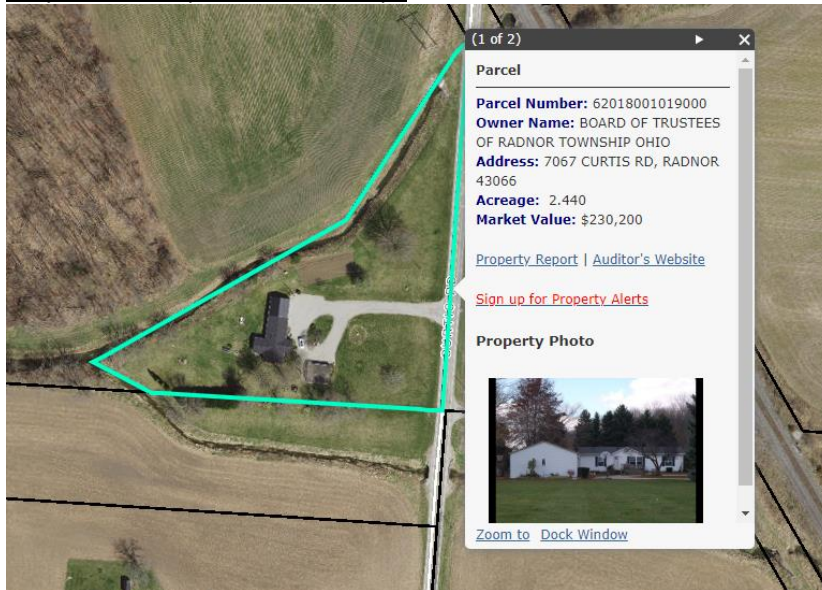
The scope of work also includes:

- Removal of related driveway and sidewalks
- Abandonment of septic tank according to Delaware County Health Department regulations
- Removal of all other residential improvements on the premise

Site Maps

The site is composed of Delaware County Auditor parcel numbers:
620-180-01-019-000

Map 1: Site Map and Parcel Maps



Map 2: Approximate Septic Tank & Leach Field Location



Site Photographs



Figure 1: Front of the 7067 Curtis Road Property. (2/15/2024)



Figure 2: Back of the 7067 Curtis Road Property. (2/15/2024)



Figure 3: Detached Garage at the 7067 Curtis Road Property. (2/15/2024)

General Intentions

This project is funded by the Federal Emergency Management Agency's Hazard Building Resilient Infrastructure and Communities (BRIC) grant program. This grant was secured by the Radnor Township Board of Trustees (hereinafter Radnor Township) through the Ohio Emergency Management Agency. The Grant Administrator for the BRIC grant is the Ohio Emergency Management Agency (hereinafter OEMA). The site demolition end point for Radnor Township is that:

- the remnants of the primary residential structure and garage structure are removed in their entirety;
- the clearance of property improvements is completed per local and state regulations regarding the driveways, sidewalks, and septic tank;
- the site graded, seeded, and straw placed over the affected area, and that all demolition debris is removed and disposed of in accordance with applicable laws;
- all necessary state and local permits not obtained by the township are obtained by the Contractor;
- and the work is completed in a professional manner and within the timeframes established.

The Contractor is advised that an Asbestos Survey Report dated July 18th, 2023 prepared by Hina Environmental Solutions, LLC found no asbestos on the premise.

1) General Requirements for Demolition:

- A. Before a building can be demolished or removed, the Owner (Radnor Township) or his agent shall notify and disconnect all utilities having service connections within the buildings, except water. Water will be shut off at the stop.
- B. All utility connections such as the electrical service, phone, cable, and gas are confirmed by Radnor Township to be terminated at utilities' pole or primary service per the utility company's recommendation.
- C. Structures and Equipment: All holes below the surrounding grade, created by the removal of structures or equipment, shall be filled, and contoured with clean imported gravel. Debris from the demolition may not be used to fill holes below the surrounding grade. "Grade" is defined as the surface immediately adjacent to the structure or equipment that can reasonably be driven upon from the current adjacent surface. Contractor shall cut at minimum a one-foot diameter hole in the floor to allow for drainage.
- D. No material shall be placed in such a manner as to overload any part of such building in the course of demolition; all brick, stone, timber and structural parts of each story shall be lowered to the ground immediately upon displacement; all dry mortar, lime, brick dust, plaster, or other flying material shall before and during removal be dampened sufficiently to prevent it from floating or being blown into the street or on adjoining property. The area of demolition around the site must be secured by a chain link construction safety fence.
- E. Excavations from demolished buildings or structures shall not be filled with any materials subject to deterioration. Upon notification by the permit holder, the Radnor Township Board of Trustees, the Delaware County Office of Homeland Security and Emergency Management, and the Delaware County Department of Building Safety shall inspect each excavation, or any part thereof, before filling any excavations and it shall be unlawful to fill any such excavation without inspection and approval of the Delaware County Board of Trustees. Voids in excavations shall not be permitted.
- F. No part of the abutting streets, including any public walks, shall be occupied by the Contractor and his equipment. Any public walks and boulevards shall be preserved and properly protected.

- G. Access to the site shall be from Curtis Road only. Contractor may contact the Delaware County Engineer's Office to request permission that Contractor and his equipment may occupy a maximum of one-third of the adjacent street area of Curtis Road, a County road. Granting this permission does not change the Contractor's responsibility in regard to damage to private or public property. The Contractor's operations shall be confined to the parcels of land included in the demolition.
- H. If necessary, arrangements shall be made with the Delaware County Engineer's Office and Radnor Township to prohibit parking of vehicles in the near vicinity of the work.
- I. The Contractor shall be responsible for all damage to private or public property as a result of his fault or negligence in connection with the execution of the work and shall be responsible for the proper care and protection of all work performed until completion and final acceptance.
- J. In order to prevent the blowing of dust and dirt, the Contractor will be required to wet down and keep wet the structures and all property improvements before and during wrecking operations, all rubbish and debris stockpiled on the site, and as all rubbish or debris is being loaded for disposal.
- K. Demolition and site clearance will consist of the demolition and removal of all structures, accessory buildings, trees and shrubs impeding demolition/clearance efforts, and signs (excluding official road signs), walks, concrete slabs, retaining walls, and including foundation walls, footers, columns, floors, piers, partitions, walls, stoops, and any other subsurface structures to the level of the demolition grade; filling all excavations to within 2-feet of grade with clean 98% compacted fill and complete grading with 2-feet of top soil to the existing ground elevation.
- L. The crawl space of the residential structure is to be filled with clean fill. No brick or crushed concrete from onsite demolitions may be used to fill the basement of the structure. Fill is to be placed to within 2-feet off the site grade.
- M. Septic Tank Abandonment: General location of septic tank and leach field is approximately twenty feet behind the house. Contractor shall collapse and fill septic tank. The permit for the abandonment of the septic tank has been issued by the Delaware County Health District through Radnor Township. Septic tank shall be abandoned and contents of sewage system shall be disposed in accordance with specifications for a Household Treatment System at <https://www.delawarehealth.org/sewage/>
- N. Over the entire site, fill the remaining 2-feet of fill with dirt, seed, and straw. Grade site to drain toward the street.
- O. When the work of demolition is substantially complete, the Contractor shall notify the Radnor Township Board of Trustees and Delaware County Office of Homeland Security and Emergency Management and Delaware County Department of Building Safety that the work will be ready for final inspection.
- P. The Contractor shall comply with applicable laws and ordinances governing the disposal of materials from the site and at approved landfill sites, debris, rubbish and trash off or on the project area and shall commit no trespass on any private property in the disposal of the materials.
- Q. The Contractor shall note the bid specifications include standard compaction. These bid specifications do not include geotechnical compaction.

2) Additional Instructions:

A. Salvage Rights

No materials may be salvaged from the property.

B. Regulatory Permits

Upon receipt of notification to proceed with a specific project by the Owner (Radnor Township), the Contractor must file all notices to the applicable regulatory agencies and obtain all required permits to perform the project and provide copies to the Radnor Township Board of Trustees.

Contractor is to obtain OEPA permits for demolition of structures. Contractor must submit to Owner (Radnor Township) a notarized affidavit that notifications have been sent to the applicable regulatory agencies.

Radnor Township has secured the residential demolition permit from the Delaware County Department of Building Safety.

Radnor Township has secured the septic tank abandonment permit through the Delaware County Health District.

C. Site Photographs

The Contractor shall submit photographic documentation of demolition and clearance of improvements that includes before, during (at reasonable intervals), and after pictures of the demolition and clearance of improvements as requested by the Ohio Department of Development. After photographs shall include depiction of grass seeding prior to straw. Photographs are to be digital, in color, labeled, dated, and submitted on a USB drive(s) to the Scioto Township Board of Trustees.

3) Total Estimated Cost: \$25,000.00

Any payments are subject to satisfactory intermediate and final inspections by Radnor Township and compliance with all federal, state, and local regulations. Following the completion of the demolition, the Contractor may submit an invoice when all the work is satisfactorily completed and inspected and all photographs, written warranties, guarantees, releases of liens, and claims of liens from subcontractors, suppliers, and laborers have been executed and delivered to Radnor Township. In addition, a Certificate of Completion must be signed by Radnor Township prior to Final Payment.

***** END OF SPECIFICATIONS *****