

Cuyahoga County Land Reutilization Corporation (CCLRC)

BID SPECIFICATIONS FOR UST REMOVAL AND SOIL REMEDiation

3420 East 93rd Street and 8920 Laisy Avenue, Cleveland, Ohio

Parcels: 127-13-004 and 127-13-031

Submit Complete Bid Documents to the Land Bank by:

11:00 a.m. EST, October 7th, 2025

Attention:

Carly Beck, Environmental Project and Data Analyst
Cuyahoga County Land Reutilization Corporation (Land Bank)
812 Huron Rd E, Suite 800
Cleveland, Ohio 44115

Prepared by: The Mannik & Smith Group, Inc. (MSG)



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Background Information

The 93rd Street & Laisy Avenue Property (Property) is located in Cleveland, Cuyahoga County, Ohio, and consists of multiple parcels making up 11.75 acres of vacant commercial land. The Property is currently owned by the Cuyahoga County Land Reutilization Corporation (CCLRC).

The Property was originally developed for industrial use around 1922 by the National Bronze & Aluminum Foundry Company (8920 Laisy Avenue). By the early 1950s, industrial development in the area had expanded, and the property was subsequently occupied by the Harshaw Chemical Company. Additionally, by 1952, the central and eastern portions of the property were developed with a large industrial building used by the Cleveland Transit System. Various industries occupied the buildings from the 1970s to the 1990s, before they were demolished—at 8920 Laisy Avenue in the late 1970s to early 1980s, and at 3420 East 93rd Street in the mid to late 1990s.

Historical Sanborn Maps also show three oil underground storage tanks (USTs) in the southeast corner of the Property and a gasoline UST in the west-central portion of the property, with these tanks depicted from at least 1951 through at least 1973.

The Property is presently vacant with remnants of former industrial/commercial uses and paved/gravel areas. Environmental investigations performed between 2023 and 2025 identified petroleum-related impacts associated with USTs and shallow soil exceedances of semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), and lead.

Subsequent Phase II Environmental Site Assessments (ESAs) identified shallow (0–2 feet bgs) exceedances near soil borings SB-5, SB-7, SB-14/SB-15, SB-20 and SB-24. Exploratory excavation work performed in 2025 identified evidence of three petroleum USTs in the southeast portion of the Property.

The approved decision document selects: (i) Bureau of Underground Storage Tank Regulations (BUSTR) permanent UST closure and removal for the UST systems; (ii) excavation and off-site disposal for impacted shallow soils; and (iii) groundwater monitoring by MSG (not part of the Contractor's scope).

Remedial Actions

The remedial program consists of two contractor tasks governed by these Specifications:

- Permanent UST Closure and Removal under BUSTR oversight;
- Targeted excavation and off-site disposal of shallow soils (0–2 feet bgs) exceeding applicable standards.

Groundwater monitoring will be performed by MSG under a separate scope and is excluded from the Contractor's bid.

1) Bidding Conditions

Each Contractor shall provide in its Bid a Guaranteed Maximum Price (GMP) covering: mobilization; utility locating; UST closure and removal (including liquids/sludges, tank cleaning, piping removal, BUSTR notifications/permits, Certified UST Inspector [CUSTI]); excavation/segregation/stockpiling/loading of impacted soils; dust and erosion control; transport and disposal of impacted soils and residuals at licensed facilities (with profiling and pre-approval); assistance to MSG with confirmation sampling; backfilling, compaction and site restoration; and demobilization. Provide the unit-rate basis used to develop the GMP.

Dewatering: The Contractor shall assume that groundwater may be encountered in UST cavities or utility trenches. Include in the GMP the means and methods to lower water levels as needed and provide a unit cost (\$/1,000 gallons) covering permitting and discharge to a publicly owned treatment works (POTW) or off-site transportation/treatment at a licensed receiving facility pre-approved by the Land Bank/MSG.

Backfill and Restoration: The Contractor shall provide clean structural fill meeting project specifications, placed in compacted lifts to support construction traffic and finished to match surrounding grade. Provide seed and soil stabilization. If bridging materials are required to achieve compaction, include costs in the GMP and identify unit prices on the Bid Sheet.

Site Controls and Restoration Performance:

- i. Minimize noise, dust and inconvenience to neighbors. Provide hoses and adequate water to prevent visible dust emissions.
- ii. Deliver a finished surface graded to maintain positive drainage without ponding; retain prevailing grades.
- iii. Provide a chain link fence around the perimeter of the UST removal area once excavation starts and until disturbed area is finished to grade.
- iv. Finish disturbed areas with topsoil and seed (and straw mulch) unless otherwise directed by MSG/Land Bank.

Protection of Underground Utilities: The contractor must include in their scope and GMP the services of a private utility locator to identify and mark the locations of underground utility supply and service lines on the Property and in the rights-of-way and must include all appropriate precautions and resources necessary to protect and support the utilities that may be encountered or encroached upon throughout excavation, treatment and backfill activities.

Each contractor shall provide in its Bid the following:

- a) A GMP for removal and stockpiling of overburden material; properly managing surface and/or groundwater that may accumulate within the excavation; and replacing the overburden material in the excavation. The contractor shall provide the unit rate basis for the guaranteed maximum total price.

- b) The Contractor is responsible for establishing a waste profile and obtaining pre-approval of any waste generated by the Contractor's activities for disposal or treatment at a properly licensed receiving facility that is reviewed and approved by the Land Bank and MSG.
- c) In addition to the Contractor's bid prices, the Land Bank and MSG will evaluate the Contractor's personnel and equipment, its experience with projects of this size and scope, its regulatory compliance record, the number of shifts to be worked, the shift sizes, and the proposed completion dates.
- d) The Contractor that is awarded the work defined in these Specifications (Specs) shall file all notification/permit documents in its own name and may not subcontract any of the labor or supervision required to conduct the work described herein to another entity without the express written permission of the Land Bank or MSG (the Land Bank's designated representative), which may be withheld at their sole discretion.
- e) By submitting a Bid, the Contractor hereby represents and warrants to the Land Bank and MSG that the Contractor is familiar with the Property and the conditions thereon and thereunder, and that it has received all information it requires regarding the Property and the proposed project.
- f) These Specs and the information contained herein comprise the MINIMUM REQUIREMENTS for performing the work:
 - I. These Specs are intended to further define the tasks to be performed and the general procedures to be followed.
 - II. Where requirements under local, state, regional, or federal codes, rules, regulations or other legal requirements are more stringent than this document, or in conflict with this document; the Contractor shall assume full responsibility for meeting the most stringent of these codes, rules, regulations and requirements.
 - III. These Specs are not intended to conflict with the Occupational Safety and Health Administration (OSHA) regulations. In any instance where these Specs are LESS STRINGENT than the applicable OSHA regulations, the Contractor shall notify the Land Bank and MSG of the discrepancy at or before the time of bidding, and the Contractor shall be responsible for fully complying with all of the applicable OSHA regulations.

2) Critical Dates

- a) Optional site walk: September 18th, 2025 at 11:00am EST
- b) Bids due by 11:00 a.m. EDT on October 7th, 2025 at 11:00am EST
- c) Questions regarding this proposal due September 25th, 2025 by 5:00pm EST. Responses to questions will be provided no later than October 2nd by 5:00pm EST.
- d) Upon award, Contractor shall immediately file all required notifications/permits (BUSTR closure permit, etc.).
- e) Email copies of all notifications to the Land Bank and MSG the same day they are submitted to agencies.

- f) Work shall commence late September/early October 2025 after required notifications are filed.
- g) Substantial completion is expected within approximately three (3) weeks of mobilization.
- h) Contractor shall provide proposed schedule with bid.

3) Communications

- a) Until award, all technical questions must be submitted in writing (email) to the Land Bank. Responses/clarifications will be distributed to all plan holders.
- b) Any inconsistencies or conflicts in these Specifications must be brought to the attention of the Land Bank/MSG prior to bid. Alternate methods require written approval at the Owner's sole discretion.
- c) After award, conflicts/interpretations regarding scope, methods, or schedule shall be decided by the Land Bank/MSG.
- d) Once contract has been awarded, all questions and comments regarding this project must be directed to the designated contact person:

Carly Beck
Environmental Project & Data Analyst
Cuyahoga Land Bank
812 Huron Rd E, Suite 800
Cleveland, Ohio 44115
Phone: 216.698.4696
cbeck@cuyahogalandbank.org

4) Emergency Planning, Training, and Communication

- a) Contractor shall prepare a site-specific Health and Safety Plan (HASP) meeting OSHA 29 CFR 1910.120; provide to MSG at least 24 hours prior to mobilization. All site staff shall review and sign the HASP prior to entry.
- b) Provide current 40-hour HAZWOPER (or 8-hour refresher) certificates for all on-site personnel.
- c) Contractor shall supply a working mobile phone for emergency communications; provide on-site contact numbers to Owner/MSG prior to field work.
- d) Assume potable water and sanitary facilities are not available on site; Contractor shall provide as needed.

5) General Requirements

- a) All UST closure, excavation and backfilling shall be coordinated with and observed by MSG as Land Bank's representative.
- b) Notify the Land Bank and MSG at least 48 business hours prior to mobilization.
- c) Maintain a competent Superintendent on-site whenever work is occurring.

- d) Work hours: Monday–Friday, 7:00 a.m.–5:00 p.m.; Saturday work requires 24–48 hours advance approval by Owner.
- e) Obtain and maintain all permits/notifications (including BUSTR closure permit) and utility clearances.
- f) Prevent loss of utilities to neighboring properties; protect utilities encountered.
- g) Complete work within the agreed schedule; Owner may cancel for failure to complete within contract time.
- h) Report any accidental damage to adjacent properties/ROW immediately; Contractor responsible for repairs.
- i) The Land Bank will sign waste manifests for contaminated soil/water; Contractor prepares profiles and arranges pre-approval with receiving facilities.

6) Public Protection

- a) Implement measures to protect workers and the public, including fencing, barricades, signage, and traffic control. Secure excavations at the end of each day; means and methods subject to Owner approval.
- b) Dust suppression is mandatory; provide hoses of sufficient length/flow and dedicate a laborer to active dust control.
- c) Control site ingress/egress; install temporary 4-ft orange safety fence enclosing the work zone (posts set or weighted on pavement as appropriate).
- d) Maintain and protect adjacent sidewalks/rights-of-way; Contractor responsible for damage repairs.

7) Contractor Invoicing

- a) Submit invoices using an AIA form or equivalent with certified payrolls, truck tickets, disposal manifests, and subcontractor invoices attached. Daily work sheets may be included for clarity.
- b) As a condition of payment, provide original verified receipts and signed manifests from approved facilities showing date, job address, facility, quantities, and signatures of driver and facility representative. Payment may be withheld until receipts are received and approved.

Detailed Technical Specifications

UST Closure and Removal

- Notify Ohio Utilities Protection Service (OUPS) and retain a private locator; mark and protect utilities.
- Obtain BUSTR closure permit; schedule a Certified UST Inspector (CUSTI) for all closure activities.
- Assume three (3) petroleum USTs, each with an estimated 5,000-gallon capacity, located in the southeast corner of the Site.
- Assume each tank is full of liquid (gasoline/water mixture with bottom sludge); Contractor shall pump, containerize, transport, and dispose of up to 15,000 gallons of liquid waste.

- Excavate and remove the three USTs and associated product piping.
- Assist MSG with BUSTR confirmation samples from excavation sidewalls/bottoms (Contractor to provide safe access).
- Excavate, profile, transport, and dispose of an estimated 500 tons of petroleum-impacted soil from the UST cavity area.
- Provide, import, and compact approximately 650 tons of clean structural backfill to restore UST excavation areas to grade.
- Place final two feet with suitable topsoil or recycled crushed stone as directed by MSG.
- Restore disturbed areas (seed/straw).
- Dispose/recycle tanks and appurtenances per regulation.
- Contractor must provide copies of CUSTI Inspection Form, BUSTR Closure Permit, and disposal documentation (waste manifests, weigh tickets from landfill, disposal/recycling facility receipts for tanks, etc.) to support BUSTR closure documentation.

Shallow Soil Excavation

- Targeted locations include areas near SB-5, SB-7, SB-14/SB-15, SB-20, and SB-24 where SVOCs/PCBs/lead exceeded standards (per ABCA). Estimated removal is ~150 tons; bidders shall verify based on site walk and ABCA figures.
- Excavate to depths specified by MSG; segregate materials as needed; stage on 10-mil poly with cover and berms.
- Dust control and stormwater BMPs required at all times; truck beds tarped; wheels/roads cleaned as necessary.
- MSG will collect confirmation samples from sidewalls/bases to verify attainment of applicable standards.
- Transport/dispose impacted soils at approved facilities; provide weight tickets, profiles, approvals, manifests, receipts.
- Backfill with clean imported fill in compacted lifts; restore grade; seed/straw; stabilize per MSG direction.

BID SHEET

The following bid items and estimated quantities are provided to allow consistent unit rate pricing. Contractors shall complete all items; incomplete bids may be rejected.

Line Item	Description	Estimated Quantity	Unit	Unit Price	Total
1	Mobilization and Demobilization	1	LS	\$____	\$____
2a	UST Closure & Removal (permits, CUSTI, tank cleaning, excavation, piping removal, disposal, restoration – excluding liquids & soils)	1	LS	\$____	\$____
2b	UST Liquid/Sludge Disposal (assume 15,000 gallons from 3 × 5,000-gal USTs)	15,000	Gallons	\$____/gal	\$____
3	Petroleum-Impacted Soil Excavation/Transport/Disposal – UST Area	500	Tons	\$____/ton	\$____
4	Targeted Shallow Soil Excavation/Transport/Disposal (0–2 ft hot spots)	150	Tons	\$____/ton	\$____
5	Clean Backfill Supply/Place/Compact/Finish (for UST cavity + shallow hot spots)	650	Tons	\$____/ton	\$____
6	Dewatering – POTW Discharge or Off-Site Treatment	20,000	Gallons	\$____/1,000 gal	\$____
7	Dust/Erosion Control and Site Protection	1	LS	\$____	\$____
8	Full Day Labor (operator, laborer, small tools)	—	Day	\$____/day	\$____
9	Half Day Labor (operator, laborer, small tools)	—	Half-Day	\$____/half-day	\$____
10	Equipment/Machine Rates (list by type)	—	Day	\$____/day	\$____
11	Additional Items (identify; attach explanation)	1	LS	\$____	\$____

TOTAL BID AMOUNT = Sum of LS items (1, 2a, 7, 11) + (Estimated Quantities × Unit Prices for 2b–6, 8–10)

BID FORM

Submitted By _____

Date: _____

Attn.: Environmental Project & Data Analyst (Owner)
Cuyahoga County Land Reutilization Corporation (Land Bank)
812 Huron Rd E, Suite 800, Cleveland, Ohio 44115

Re: UST Removal and Soil Remediation – 93rd & Laisy Avenue, Cleveland, Ohio

Having carefully examined the Bid Package and the Land Bank's subcontract terms, the undersigned proposes to furnish all labor, materials, transportation and equipment necessary to complete all work as described in the Specifications for the fixed prices and sums stated herein.

Total Guaranteed Maximum Price (GMP): \$_____

Firm: _____

By: _____

Title: _____

FIGURES



Notes
USGS Quadrangle, The
National Map
Shaker Heights, OH 2019



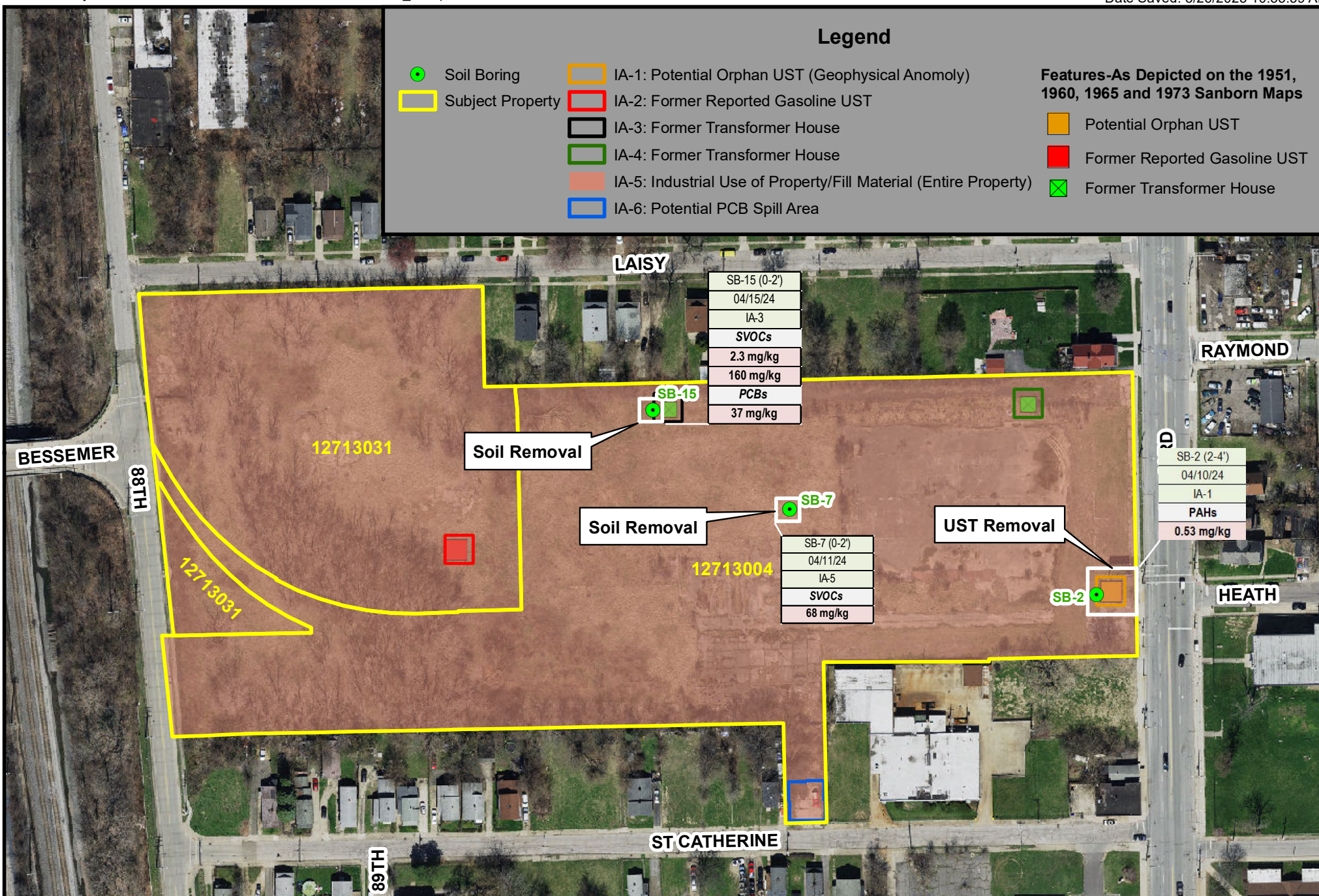


Figure 2: Sample Location Map
 8920 Laisy Avenue & 3420 East 93rd Street
 Cleveland, Ohio

Notes

The Cuyahoga county photography, dated April 2023, is provided by OGRIP as part of the Ohio Statewide Imagery Program.

0 75 150 Feet

