



Wayne County Commissioners

ATTN: WCLRC
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Demolition Policy for the Wayne County Land Bank

Date Adopted:

Date Amended:

Date Amendment Approved:

Blight removal is one of the land bank's key responsibilities. The demolition of derelict and abandoned structures is an important part of the blight-removal process. Demolition may take place in conjunction with the transfer of the property to a qualified end-user.

Demolition may also take place while the Land Bank searches for a side lot end-user or users to take title to the future unimproved land, or in conjunction with land assembly for future use.

Procedures for Demolition in General

1. Property Inspection

- Before acquiring a property, the Land Bank will hire a land inspector or internal employees to assess the existing state of any structures on the property.
- Once the inspection report is received, the Land Bank will make a final decision on the property's demolition.

2. Asbestos Survey

- Land Bank will hire a trained asbestos consultant to conduct an asbestos survey.

3. Demolition Contractor Selection and Contract Award

- A list of competent demolition contractors will be compiled by Land Bank.

Demolition contractors that have been pre-qualified must complete a contractor verification form, be registered with the County or City, and provide the following information:

- Proof of insurance
- copy of the workers' compensation certificate
- W-9

Contractors who do not have insurance, workers' compensation, or follow EPA standards will be barred from bidding on demolition contracts.

For demolition/abatement, the Land Bank or its agent will produce complete bid specs and

obtain bids from pre-qualified contractors. For the purpose of bidding, properties may be combined. The contract will go to the contractor who submits the lowest and best bid.

Contractor's financial position, contractor's experience, historic performance, prior dealings between Land Bank and contractor, equipment available to the contractor to perform work, contractor's demonstrated ability to execute a demolition in accordance with all applicable Land Bank guidelines and relevant laws are all considered "best" bidders for the purposes of this policy.

In all material aspects, the bid complies with the bid specifications, and there are no anomalies or departures from the specifications that would influence the amount of the bid or otherwise give the bidder a competitive advantage.

Land Bank reserves the right to limit the number of contracts awarded to first-time bidders to one (1) in order for the Board to assess new bidders' ability to perform, execute, and complete each contract on time in order to avoid financing loss.

In order to avoid financial loss, Land Bank has the right to limit the number of contracts given to any existing pre-qualified contractor.

- Other contract requirements may be included as needed, such as all necessary permitting, environmental compliance, total removal of the structure, including but not limited to foundation or substructure, driveway, walkways, and septic tanks, proper debris disposal, grading of the lot, and grass planting.
- The structure may be allowed to be deconstructed in order to salvage key historic materials or architectural aspects. A deconstruction-experienced NGO or community group may contact the Land Bank about a specific property set for demolition. A request may be denied if health and safety issues or timely demolition coordination make deconstruction impractical.

4. Post-demolition

- Prior to final payment, the property will be inspected to ensure that the contractor has met all contract obligations.
- If the property is still owned by the Land Bank, a maintenance plan will be developed.