

CITY OF PIQUA

Pre-Bid Walkthrough Notes

Project: 204/206 N. Wayne Street Demolition

Location: Piqua, Ohio 45356

Date: 3/27/2026

Time: 9:45 AM -10:03 (Sign-in) | Walkthrough began at 10:04 AM

City Representatives Present

- Cyndi Potter, Community Development Manager
- Aaron Morrison, Code Compliance Coordinator
- Derrick Pearson, Code Compliance Officer

Attendance

A total of 12 individuals attended the pre-bid walkthrough. Contractors signed in 9:45 through approximately 10:03 AM.

The official sign-in sheet will be made available via Bid Express.

Overview

City staff welcomed attendees and provided a brief project overview.

Contractors began walking through the first floor while sign-in concluded. The walkthrough included all accessible areas, including the basement.

Questions & Responses

During the walk through various questions were asked of the staff. Below are all the questions and answers divided into topic sections.

Bidding & Administrative

- **Will the bid deadline be extended?**

Yes. The bid deadline has been extended to May 5, 2026 at 10:00 AM to allow for completion of ongoing environmental review of side lot. Any updates will be shared via Bid Express. All other terms and conditions remain unchanged.

Building Conditions

- **Full basement?**
Yes.
- **Will debris/junk be removed prior to demolition?**
No. The structure will remain as-is. All contents are the responsibility of the demo contractor who is awarded the bid.
- **Will the elevator drained prior to demo?**
No. Contractor responsibility.
- **Year the building was condemned?**
2022.

Asbestos & Environmental

- **Questions were raised regarding basement flooring/baseboard materials identified as assumed asbestos and Roof materials identified as assumed asbestos:**
Per the Ordesign Environmental services Pre-Demolition asbestos survey dated 11/19/2025 & attached to the bid : “Seven of the assumed materials, floor tile and associated tile mastic (6 materials) and asphaltic roofing, are Category 1 non-friable asbestos containing materials and are permitted to remain in place during demolition if the demolition debris is taken to a disposal facility licensed to accept asbestos containing demolition debris. The other three assumed materials will need to be abated from the building prior to the start of demolition. These include a fire door at the base of the eastern stairway to the basement, cove base around the perimeter of the basement, and the mastic used to hold the cove base in place.”
- **Updated asbestos report?**
No additional report will be issued at this time.

Utilities

- **Utility disconnections/capping required? Where?**
Yes. The contractor shall be responsible for coordinating and completing all required utility disconnections and capping in accordance with applicable permit requirements.

All utilities serving the structure and site (including electric, gas, water, and sanitary) must be properly disconnected and capped at the public right-of-way, where

applicable (e.g., water service at the meter pit). Locations shall be determined in coordination with the respective utility providers and permitting authorities during preconstruction meeting.

- **Temporary electric/water access?**

If temporary electricity is needed for the demolition work, the selected contractor will coordinate directly with the City of Piqua Power Department. We will meet with the contractor to determine specific needs and work collaboratively to establish service. For this project, temporary service will be arranged through the City and will not require the standard temporary pole process (i.e., no temporary service fees or separate setup through UBO).

- **Nearest hydrant location?**

The nearest fire hydrant is located across the street from the project site, in front of the City Municipal Building. There are also hydrants located at the corner of W. Water St and N. Downing St and N. Wayne St and W. High St.

Demolition & Backfill

- **Can demolition material be reused as backfill?**

Back fill with granular materials (304 aggregate) to six inches below grade, topsoil the top six inches. Backfill can be recycled if documentation proves resulting aggregate is comparable to 304/411 specification and compaction standards are met.

- **Engineer's estimate?**

Approximately **\$190,000**.

- **Prevailing wage?**

Yes.

Site Access & Logistics

- **Street/parking lot closures?**

The City owns the adjacent lot and has permitting processes for closures. Coordination will be required. "No Parking" Signs must be posted 48 hours in advance of closing parking spaces.

- **Side lot usage limits?**

Side lot usage will be determined based on contractor needs during the engineering and street/area closure permitting process.

The contractor may request closure of parking spaces, including the entire side lot extending from the YMCA entrance to the roadway, as well as adjacent spaces to the rear. This excludes approximately five (5) spaces adjacent to the S&G gas station.

All closures must be coordinated with the City. "No Parking" signage must be posted a minimum of 48 hours in advance. The contractor will be responsible for providing all required barricades, traffic control, and signage in accordance with permit requirements.

- **Barricade requirements?**

The contractor shall install and maintain temporary construction fencing (chain-link panel fencing with weighted footers) to fully secure the entire demolition area for the duration of the project. Fencing shall be placed along the property line or set back within the site as necessary, provided it does not impede demolition operations or debris removal.

Site Conditions / Unknowns

- **Tank on side of building (~8' x 25')?**

The presence, condition, and contents of the tank are currently **unknown**. The City is in the process of conducting a Phase I Environmental Site Assessment (ESA) to further evaluate potential environmental conditions associated with the property.

Due to this ongoing review, the bid deadline has been extended to May 5 at 10:00 AM to allow for completion of the assessment. Any relevant findings or updates will be shared via Bid Express by EOD 4/29/2026.

- **Side lot prior use?**

The historic use of the side lot is unknown. The City is in the process of conducting a review.

- **Rear coverings over grates?**


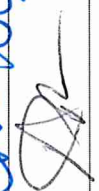
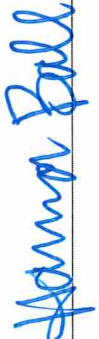




Yes, installed due to deterioration of grates.

Historic Preservation Requirements

Per project bid specs:

- Two (2) eagle features all reasonable attempts will be made to preserve elements during demolition.
- FOB sign all reasonable attempts will be made to preserve elements during demolition.
- Requirements are per CHRC guidance

Project: IFB#2610	Meeting Date: March 27, 2026
Place: 204 & 206 Wayne St. Piqua, Ohio 45356	Time: 10am-11am

Name	Signature	Company	Phone	E-Mail
Chris Davis		Running 6 Farms	140-646-8455	TGardnerRGF@outlook.com
Adam Hedges		EVMS	513-623-3014	ARH@ANESR.EJANUSC.AYDISCAP1674.COM
Hanna Ball		Star Environmental	317-753-6686	hball@starenv.net
Anna Rosian		Seihorst Equipment & Services	513-259-3401	arosian@seihorst.com
Jacob Kemmler		Advanced Excavating + Demolition	567-376-0368	Jacob@advanceddemolition.us
DAVE CRUMPLE		Crumple Crane Central Insulation Systems	937-606-0241	Javecrum2@yahoo.com
DANIEL ROSZELC			513-242-0600	DROSZELC@BETTERINSULATION.COM



Acknowledgment of Site Visit
 By signing this form, the undersigned acknowledges and agrees to the following:

- I am an authorized representative of the company listed above.
- I am voluntarily participating in the pre-bid site visit for the above-referenced project.
- I understand that the site may contain hazards including, but not limited to:
 - Uneven terrain
 - Construction activity

Assumption of Risk
 I acknowledge that participation in this site visit involves inherent risks. On behalf of myself and my company, I voluntarily assume all risks associated with attending and inspecting the project site.

Waiver and Release
 To the fullest extent permitted by law, I hereby release, waive, and discharge The City Of Piqua from any and all liability, claims, demands, damages, or causes of action arising out of or related to participation in the pre-bid site visit.

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Place: 204 & 206 Wayne St. Piqua, Ohio 45356 **Time:** 10am-11am

Name	Signature	Company	Phone	E-Mail
Gary Rister	<i>Gary Rister</i>	H/H Environmental	937-539-0094	hhenvironmental@yahoo.com
Parker Davis	<i>Parker Davis</i>	Bladecutters	937-274-2861	pdavis@bladecutters.com
Mark Russell	<i>Mark Russell</i>	Russell Site Solutions	1937606-0436	mark@RussellSiteSolutions.com
John's Cost	<i>John's Cost</i>	Bladecutters	937-974-0150	JLScott@Bladecutters.com
Jim Moorhead	<i>Jim Moorhead</i>	Moo Farms LLC	937-541-6741	cowboy453652001@yahoo.com



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