



Piqua
Improvement
Corporation

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March 31, 2025

BID NOTICE

212 Harrison Street Demolition – Project Bid Notice

The Piqua Improvement Corporation is currently accepting bids for the 212 Harrison Street Demolition Project. The purpose of this project is to remove the two-story building and incidental surface pavements and structures to ready the site for redevelopment. The IFB 2511 - 212 Harrison Street Demolition Project bid documents may be viewed in entirety and or downloaded by visiting the following bid posting webpage hosted by The Piqua Improvement Corporation of Piqua <http://piquaoh.gov/bids.aspx>.

Bidders interested in this project shall submit a complete bid package in a sealed envelope labeled "IFB 2511 - 212 Harrison Street Demolition Project." The bid package shall be submitted to the Piqua Improvement Corporation, 201 W. Water Street, Piqua, Ohio 45356. Bids must be received by no later than Thursday, April 17, 2025, at 2:00 P.M. Bids are to be provided on bid form provided.

All federal, state, and local laws regarding competitive bidding, anti-competitive practices, and conflict of interest shall be applicable to this I.F.B. The Project is subject to Chapter 4115 of the Ohio Revised Code regarding Prevailing Rates of Wages. The Piqua Improvement Corporation is exempt from payment of federal excise taxes and state retail sales taxes (Federal Excise Tax Exemption Certification No. 31-0965131).

The Piqua Improvement Corporation reserves the right to reject any or all bids, to waive any irregularities in a bid, accept a part or parts of a bid, or to accept the bid or bids which the judgment of proper officials, is in the best interest of The Piqua Improvement Corporation.

Contact: Chris Schmiesing, Executive Director
(937) 778-2007

PUBLISH: April 2, 2025
April 6, 2025

INVITATION FOR BIDS – IFB 2511- 212 Harrison Street Demolition

INFORMATION TO BIDDERS

The Piqua Improvement Corporation is seeking a qualified demolition contractor to remove the existing building structures and surface pavements at the following location:

Parcel No.:	N44-000050 (Miami County Auditor)
Address:	212 Harrison Street, Piqua, Ohio
Property size:	0.20 acres
Building size:	1,872 square feet (approximately) 2-story with 468 square feet (approximately) partial basement
Use:	Currently vacant; previously one-family residential

WORK SPECIFICATIONS

The purpose of this project is to remove the existing site improvements to ready the site for redevelopment. Specifically, the scope shall include demolition of the two 2-story building, including necessary pre-demolition abatement work, demolition of any accessory buildings, excavation of the existing concrete walks and parking surface areas, and the abandonment of the existing utility connections in accordance with the applicable codes and standards. Prior to demolition work commencing proof of completion of abatement work shall be provided. Proof of completion documents are stated on Page 7, under supporting documentation. The demolition work will include removal of all footers and foundation to the lowest level of the existing structure. All excavated areas shall be backfilled to subgrade with suitable embankment materials approved by the project owner. All material must be clean fill and not include any material greater than four inches 4" in diameter. Asphalt, concrete or other inorganic materials will not be permitted to be used as backfill, and grinding of construction materials will not be permitted on this project. The excavation/removal of all subsurface building features must be inspected to ensure all foundations are appropriately removed prior to backfill being placed. No backfill material will be required in the areas where only surface pavements have been removed. The preparation and submittal of a SWPPP/Erosion Control Plan for approval and the installation and maintenance thereof as required by the demolition permit to be secured by the contractor, shall be included in the base bid. This work will include the removal of a dead tree located in the public right-of-way, including the stump. The expectation is the redevelopment of the site will commence immediately following completion of the demolition work. The demolition contract bid will include an alternate item for temporary seed and mulch (ODOT Class 7) of all disturbed areas, as directed by the project owner, to be used only if the start of work on the redevelopment of the site is delayed. Temporary construction barricades shall be maintained around the perimeter of the site to secure the work zone and control access for the duration of the project.

Time is of the essence concerning the completion of this project as it relates to facilitating the timely commencement of redevelopment activity at the site. The successful bidder must be prepared to provide the submittals necessary to execute a contract and begin work immediately. The environmental remediation work and the demolition work, and the

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condonation thereof, will be the responsibility of the bidder. The demolition contractor will be responsible for maintaining a secure site until the work is accepted as complete.

A copy of the previously completed environmental assessment document is included as Attachment B.

QUESTIONS

Questions should be submitted in writing to Chris Schmiesing at cschmiesing@piquaoh.gov no later than April 11, 2025 at 5:00 p.m. EDT. All questions received and the answers will be posted to the bid posting webpage prior to the bid due date.

CONTENT AND FORMAT OF BIDS

The bidders interested in this project shall submit a complete bid package in a sealed envelope labeled “IFB 2511” - 212 Harrison Street Demolition Project”. The bid package shall be submitted to the Piqua Improvement Corporation, 201 W. Water Street, Piqua, Ohio 45356, Attention: Chris Schmiesing, and include, but not limited to, the following:

1. Invitation for Bid packet with completed Bid Proposal. Vendors are responsible to check the Piqua Improvement Corporation’s web site for any Addendums prior to submitting their bids. Addendums can be issued until April 14 at 2:00 p.m. EDT. Visit www.piquaoh.gov/bids.aspx . (Any suggested additional services may be listed separately with reasons for suggestion clearly stated).
2. List of no less than three clients, including name and addresses, for which your company has completed similar work in the last two years.
3. Brief background information on your company, including the closest office location to the subject project.
4. License numbers or copies of registration certificates, as appropriate, for asbestos abatement supervisors and workers who will work on this project if your firm is selected.

GENERAL PROVISIONS

Contractor and subcontractors shall be responsible for performing all work in conformance with the following specifications:

1. **DEMOLITION:** Complete the removal and disposition of the interior content, building materials and foundation, and pavement areas incidental to the work limits described by (Attachment A) in accordance with industry standards.
2. **LICENSED DISPOSAL FACILITY:** All demolition debris materials must be removed and disposed of by properly trained, certified and registered personnel.
3. **PERMITS:** All Federal State and local permit requirements are to be satisfied, including but not limited to submittal of Notification of Demolition and Renovation form to Ohio EPA, and securement of Demolition Permit from Piqua Improvement Corporation.
4. **LAWS AND REGULATIONS:** Complete work in accordance with Federal Small Business Act Liability Relief and Brownfields Revitalization Act, and all Federal, State, and local ordinances and regulations.
5. **WAGES:** The Project is subject to Chapter 4115 of the Ohio Revised Code regarding Prevailing Wage Rates and Labor Standards. Compliance with the provisions of ORC Sections 4115.03 to 4115.16, inclusive, as applicable, with respect to the payment of all mechanics and laborers will be required. The prevailing wage rates in effect at the time of the project sale date shall be used by all contractors for the duration of the project. The wage decision may be viewed by accessing the DOC website at <https://com.ohio.gov/divisions-and-programs/industrial-compliance/wage-and-hour/guides-and-resources/view-prevailing-wage-rates>. The specific wage decision to be used on this project are included herewith as Appendix A

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6. **MBE/WBE OBJECTIVES/GOALS:** Contractor shall make a good faith effort whenever procuring construction, equipment, services and supplies under this contract to retain the same from MBE/WBE certified vendors.
7. **CONTRACT AND PERFORMANCE BOND:** Contractor shall execute a contract for the specified work at a total cost not to exceed and provide a Performance Bond equal to the total contract amount prior to a Notice to Proceed being issued or work commencing on this project.

STANDARD TERMS AND CONDITIONS

Terms and conditions substantially in the form below shall be part of the agreement entered into between the Piqua Improvement Corporation and the contractor.

1. **BILLING:** All goods or services must be billed to the Piqua Improvement Corporation and at prices not exceeding those stated on the contract/purchase order. If prices or terms do not agree with your bid, you must notify the Contract Administrator within three business days or your disagreement is waived.
2. **INVOICE:** Prepayments or progress payments are not permitted unless prior permission is obtained from the Finance Department. All invoices are to be in duplicate and are to be mailed to the Contract Administrator. Each contract/purchase order must be invoiced separately. Invoices for partial shipments will be accepted, provided final invoice indicates completion of contract/purchase order. An 8% retainer will be withheld on each partial invoice with said retainer to be released to Contractor upon certification and acceptance of the completed work. Upon receipt of an invoice, a request for payment will be submitted to the funding agency for this project. Upon receipt of the funds from the funding agency The Piqua Improvement Corporation will issue payment to the vendor. Please note this process may take more than 30 days and the actual time required to issue payment will depend on the response time of the funding agency.
3. **CASH DISCOUNTS:** All cash discount terms will be effective from date of actual receipt and acceptance of the items or service purchased, or receipt of correct and acceptable invoice, whichever is later.
4. **FREIGHT: NO COLLECT FREIGHT SHIPMENTS WILL BE ACCEPTED.** All bids are solicited on a "delivered price" basis. When, in rare instances, the The Piqua Improvement Corporation accepts a bid not including all shipping charges, your claim for reimbursement, must be itemized on the invoice and supported with a copy of the original freight bill.
5. **TAXES:** The Piqua Improvement Corporation is exempt from payment of Federal excise taxes and State retail sales taxes. Our Federal Excise Tax Exemption Certification No. 31-0965131. Supplier or contractor is responsible for all Social Security taxes and Workers' Compensation contributions for yourself or any of your employees or subcontractors.
6. **DELIVERIES:** All deliveries or services must be in full accordance with specifications, properly identified with the contract/purchase order number and must not exceed the quantities or scope specified.
7. **CANCELLATION:** The Piqua Improvement Corporation reserves the right to cancel a contract/purchase order by written notice if you do not fulfill your contractual obligations with respect to timeliness, quality and/or any other reason.
8. **DEFAULT PROVISIONS:** In case of your default, the Piqua Improvement Corporation may procure the item(s) or service(s) from other sources and hold you responsible for any excess costs occasioned thereby and any other damages permitted by law.
9. **ENTIRETY/NOTICES:** The Piqua Improvement Corporation will be bound only by the written terms, conditions, specifications, etc. contained in or attached to this bid and any written changes or addendums issued by the authorized person administering the bid. The Piqua Improvement Corporation will not be responsible for verbal agreements made by any officer or employee of The Piqua Improvement Corporation. All notices between The Piqua Improvement Corporation and bidder must be in written form.
10. **PATENT AND COPYRIGHT INFRINGEMENT:** It is hereby understood (and by acceptance of a contract/purchase order) you agree to defend, indemnify and save harmless The Piqua Improvement Corporation, Ohio, its officers, agents and employees from any and all loss, costs or expense on account of any claim, suit or judgment as a result of, caused by, or incident to any patent, copyright or trademark infringement and/or royalty, actual or claimed, because of the use or disposition by said The Piqua Improvement Corporation of any article enumerated on this bid and sold to said The Piqua Improvement Corporation pursuant to a contract/purchase order.
11. **INSPECTION:** The Piqua Improvement Corporation may inspect the items or services ordered hereunder during their manufacture, construction and/or preparation at reasonable times and shall have the right to inspect such items at the time of their delivery and/or completion. Items or services furnished hereunder may at any time be rejected for defects revealed by inspection, analysis, or by manufacturing operations or use after delivery even though such items may have previously been inspected and accepted. Such rejected items may be returned to you for full refund to Piqua Improvement Corporation including shipping and transportation charges.
12. **WARRANTY:** You warrant that the items or services and their production or completion shall not violate any federal, state or local laws, regulations or orders. You warrant all items delivered hereunder to be free from defects of material or workmanship, to be good quality, and to conform strictly to any specifications, drawings or samples which may have been specified or furnished

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by the Piqua Improvement Corporation, and you further warrant that you have good title to the items free and clear of all liens and encumbrances and will transfer such title to Piqua Improvement Corporation. Said warranties shall not negate nor limit any implied warranties of merchantability or fitness. This warranty shall survive any inspection, delivery, acceptance or payment by the Piqua Improvement Corporation.

13. **RISK OF LOSS:** Title and risk of loss to and with respect to the items shall remain with you until the items in a complete state have been delivered to and accepted by the Piqua Improvement Corporation or to an agent or consignee duly designated by the Piqua Improvement Corporation at the location specified on the face hereof, items which are to be shipped shall be shipped F.O.B. destination unless otherwise specified by the Piqua Improvement Corporation. A packing slip must accompany each such shipment and if a shipment is to a consignee or an agent of the Piqua Improvement Corporation, a copy of the packing slip shall be forwarded concurrently to the Piqua Improvement Corporation. If no such packing slip is sent the count or weight by the Piqua Improvement Corporation or its agent or consignee is agreed to be final and binding on you with respect to such shipment.
14. **SPECIFICATIONS CONFIDENTIAL:** Any specifications, drawings, notes, instructions, engineering notices or technical data referred to in this bid shall be deemed to be incorporated herein by reference the same as if fully set forth herein. The Piqua Improvement Corporation shall at all times retain title to all such documents and you shall not disclose such to any party (other than the Piqua Improvement Corporation or a party duly authorized by the Piqua Improvement Corporation). Upon the Piqua Improvement Corporation's request or upon completion and delivery of the items purchased, you shall promptly return all such documents to the Piqua Improvement Corporation. Any documents will be deemed confidential in accordance with the Public Records law of the State of Ohio.
15. **EXAMINATION OF PREMISES:** If work is to be performed hereunder on the premises of the Piqua Improvement Corporation, you represent that you have examined the premises and any specifications or other documents furnished in connection with the items and that you have satisfied yourself as to the condition of the premises and site and agrees that no allowance shall be made in respect of any error as to such on your part.
16. **CLEANING OF PREMISES:** If work is to be performed hereunder on the premises of the Piqua Improvement Corporation, you shall at all times keep the premises free from accumulation of waste material or rubbish. At the completion of the job you shall leave the premises clean and free from all waste material or rubbish.
17. **EQUAL EMPLOYMENT OPPORTUNITY:**
 - (a) You agree that you will not discriminate against any employee or applicant for employment because of race, color, religion, sex, ancestry, national origin, place of birth, age, marital status, or handicap with respect to employment, upgrading promotion, or transfer, recruitment or recruitment advertising; lay-off determination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.
 - (b) It is expressly agreed and understood by you that Section 19 (a) constitutes a material condition of this contract as fully as specifically rewritten herein; also that failure to comply therewith shall constitute a breach thereof entitling the The Piqua Improvement Corporation to terminate the contract as its option.
18. **AGREEMENT TO BE EXCLUSIVE:** This purchase contract/purchase order contains the entire agreement between the parties and supersedes all other agreements between them. The parties acknowledge and agree that neither of them has made any representation with respect to the subject matter of this purchase contract/purchase order or any representation inducing the execution and delivery of this purchase contract/purchase order, except such representations as are specifically set forth here, and each party acknowledges that it has relied on these representations in connection with its dealings with the other.
19. **GOVERNING LAW:** Any contract/purchase order resulting from this bid, the performance under it, and all suits and special proceedings under it, shall be construed in accordance with the laws of the State of Ohio. In any action, special proceeding or other proceeding that may be brought arising out of, in connection with, or by reason of this agreement, the laws of the State of Ohio shall be applicable and shall govern to the exclusion of the laws of any other forum, without regard to the jurisdiction in which the action or special proceeding may be instituted. The forum for any dispute shall be Miami County, Ohio.
20. **ADDITIONAL RIGHTS:** Any rights or remedies granted to the Piqua Improvement Corporation in any part of a contract/purchase order resulting from this bid shall not be exclusive of, but shall be in addition to, any other rights or remedies granted in another part of this bid and any other rights or remedies that the Piqua Improvement Corporation may have at law or in equity in any such instance.
21. **SUBCONTRACTING:** None of the work or services covered by this bid shall be subcontracted, except as set forth herein, without the prior written approval of the The Piqua Improvement Corporation. Any work or services subcontracted hereunder shall be specified by written contract or agreement and shall be subject to each provision of this bid.
22. **WAIVER:** A waiver of any breach of any provision of this bid shall not constitute or operate as a waiver of any other breach of such provision or any other provisions, nor shall any failure to enforce any provision hereof operate as a waiver of such provision or of any other provision.
23. **NON-ASSIGNMENT OF INTEREST:** The Contractor and any approved sub-contractor shall not assign any interest, duty, or right under any contract in whole or in part without the prior written consent of the The Piqua Improvement Corporation.
24. **SAVE HARMLESS:** Contractor shall indemnify, hold harmless and defend the Piqua Improvement Corporation, its officials, employees, agents, and volunteers against any and all liability, loss, costs, damages, expenses, claims, or actions, including attorney's fees which the Piqua Improvement Corporation, its officials or employees may hereafter sustain, incur or be required

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to pay, arising wholly or in part due to any act or omission of the contractor, its agents, servants, or employees, in the execution, performance or failure to adequately perform contractor's obligations pursuant to this contract.

25. **INSURANCE:** Prior to beginning any work related to this job, contractor must have in effect and provide Certificate(s) of Insurance with the Piqua Improvement Corporation, its officials, employees, agents, and volunteers as additional named insureds to all liability policies showing coverage limits as outlined below. All coverage must be on an occurrence basis. The coverage shall be primary to the additional insured's and not contributing with any other insurance or similar protection available to the additional insured's whether available coverage is primary, contributing, or excess. The contractor shall procure, maintain, and keep this coverage in force at all times during the term of the contract and at the contractor's sole expense. If subcontractors are used all subcontractors must be included under the contractor's policies or the contractor must furnish insurance certificates from each subcontractor with the same additional insured endorsement as noted above. Insurers must be AM Best rated A- or better. Such policies of insurance shall not be cancelable except upon thirty-(30) days written notice to the Piqua Improvement Corporation and proof of such insurance shall be furnished to the Piqua Improvement Corporation. You agree to make prompt written report to the insurance company involved of all accidents, occurrences, injuries or losses which may occur and of any and all claims made against the persons insured under said policies of insurance and to send copies of such reports to the Piqua Improvement Corporation within thirty-six (36) hours of the time that you obtained knowledge of the occurrence thereof.
26. **INDEPENDENT CONTRACTOR:** Contractor shall perform all work and services described herein as an independent contractor and not as an officer, agent, servant, or other employee of the Piqua Improvement Corporation. Contractor shall have exclusive control of and exclusive right to control the details of the services and work performed hereunder and all persons performing the same and shall be solely responsible for the acts and omissions of its officers, agents, employees, contractors, and subcontractors, if any. Nothing herein shall be construed as creating a partnership or joint venture between Piqua Improvement Corporation and Contractor. No person performing any of the work or services described hereunder shall be considered an officer, agent, servant, or employee of Piqua Improvement Corporation, nor shall any such person be entitled to any benefits available or granted to employees of the Piqua Improvement Corporation.
27. **REPORTS, INFORMATION, AND AUDITS:** The Contractor shall furnish the Piqua Improvement Corporation such reports as may be requested pertaining to the work or services undertaken pursuant to this Agreement, the costs and obligations incurred or to be incurred connected therewith, and any other matters covered by the Agreement. The Contractor shall retain all financial and administrative records for a period of three years after the expiration or termination of this Agreement, and shall permit the Piqua Improvement Corporation or any of its representatives or auditors access to such records. The Piqua Improvement Corporation has the right to request a report or audit at any time during the performance of the Agreement for any reason associated with this Agreement. The report shall be furnished in the form and at the time as requested by the The Piqua Improvement Corporation.

Supporting documentation may include:

- Contracts, invoices, timesheets, etc.
- Demolition permit notifications sent to Ohio Environmental Protection Agency
- Asbestos inspection reports and surveys, including documentation from a certified or licensed professional or demolition contractor certifying that any and all such material was properly handled and disposed of properly
- Local demolition permits and/or inspections
- Fire department or building inspections (when applicable)
- Utility disconnect permits
- Landfill receipts for general demolition debris
- Asbestos containing materials disposal receipts/dump tickets (when applicable)
- All items required to satisfy the terms and conditions of the Ohio Building Demolition and Site Revitalization Program Guidelines (Attachment C) and available at <https://development.ohio.gov/community/redevelopment/building-demolition-site-revitalization-program>

INSURANCE REQUIREMENTS

Contractor shall provide insurance including the following minimum coverage:

a.	Workmen's Compensation and Disability	Statutory Requirements
b.	Employer's Liability	\$100,000
c.	Commercial General Liability for bodily injury and property damage	\$1,000,000 per occurrence
	General aggregate	\$2,000,000
d.	Auto Liability for bodily injury and property damage	\$500,000 per occurrence
e.	Ohio stop gap employer's liability	\$1,000,000

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Proof of insurance shall be provided on ISO Form CG 00 01 12 07 including following statement:

"The Piqua Improvement Corporation, Ohio, its elected and appointed Officials, all employees, agents, volunteers, all boards, commissions, and/or authorities and board members, including employees, agents and volunteers thereof. Coverage shall be primary to the additional insureds and not contributing with any other insurance or similar protection available to the Additional Insureds whether other available coverage be primary, contributing or excess."

BID SCHEDULE

IFB Issued	Monday, March 31, 2025
Deadline for Questions	Friday, April 11, 2025 at 5:00 PM EDT
Bids Due	Thursday, April 17, 2025 by 2:00PM EDT
Notice of Intent to Award	Monday, April 21, 2025
Preconstruction Meeting/Contract Signing	Monday, April 28, 2025

PREVAILING WAGE RATES

Included as Appendix A with this bid packet are sheets providing prospective bidders with information pertaining to certain Prevailing Wage Requirements applicable to the entire scope of work described in the IFB 2511 - 212 Harrison Street Demolition Project bid documents. These documents are not intended to be all inclusive, nor do they relieve the Bidder of their responsibilities, concerning Federal, State and Local Laws that may be applicable to this project.

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BID PROPOSAL FORM

The undersigned proposes to enter into an agreement to furnish the services necessary to complete the entire scope of work described in the IFB 2511 - 212 Harrison Street Demolition Project bid documents.

Base Bid Items: Pre-demolition Abatement, Demolition of Building Structures, Excavation of Building Footers/Foundations, Excavation of Concrete Walk and Parking Surface Areas, Disconnection of Utilities, Backfill and Compaction

1. Pre-demolition Abatement:

Lump Sum Not to Exceed Amount \$ _____

2. Demolition of Building Structures, Excavation of Building Footers/Foundations, Excavation of Concrete Walk and Parking Surface Areas, Disconnection of Utilities, Removal of Tree/Stump, Backfill and Compaction:

Lump Sum Not to Exceed Amount \$ _____

Total Base Bid (Items 1 and 2):

Lump Sum Not to Exceed Amount \$ _____

Base Bid Anticipated Commence Work Date: _____

Base Bid Anticipated Complete Work Date: _____

Alternate Item: Temporary Seed and Mulch

Lump Sum Not to Exceed Amount \$ _____

Company Name: _____

Address: _____

State Zip: _____

Phone Number: _____

Email Address: _____

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Authorized
Signature:

Date: _____

Print Name:

Print Title:

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Attachment A



INVITATION FOR BIDS – IFB 2511- 212 Harrison Street Demolition

Attachment B

Environmental Assessment Documents

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Attachment C

Ohio Building Demolition and Site Revitalization Program Guidelines

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Appendix A

Prevailing Wage Rates

Bidders' List #2511

1. First Choice Excavation & Demolition, LLC
2170 Aiken Rd.
Piqua, OH 45356
Lukesnider80@gmail.com
937-606-1172

2. M&T Excavating LLC
9565 New Harrison-Bradford Rd.
Bradford, OH 45308
katie@mandtexcavatingoh.com
937-448-2765

3. Advanced Demolition
651 Township Rd. 102
McComb, OH 45858
brett@advanceddemolition.us
419-890-6814

4. PEW Demolition
5754 Red-Lion Five Points Rd.
Springboro, OH 45066
Pennington63@roadrunner.com
513-267-3301

5. Kinnison Excavating
2076 Clevenger Rd.
Piqua, OH 45356
kinnisonexcavation@gmail.com
937-773-2320

6. Jagger Construction LLC
Tara Roberts 567-204-4837
Jagger.construction@yahoo.com

7. Durst Bros. Inc.
6520 Studebaker Rd.
Tipp City, OH 45371
durstbrosexcavating@yahoo.com
937-845-3696

8. Steve Rauch Inc.
bids@steverauch.com
937-263-2676

9. O'Rourke Wrecking
tulring@orourkewrecking.com
513-871-1400

10. Complete Demolition Services
1943 S. 16th St.
Louisville, KY 40210
info@demolitionservices.us
502-822-3480

11. Wooldridge Construction Group
15002 Railroad St.
Memphis, IN 47143
jason@wooldridgeconstructiongroup.com
812-246-1859