

LAKE COUNTY LAND REUTILIZATION CORPORATION

DEMOLITION GUIDELINES

One of the Lake County Land Reutilization Corporation's (Land Bank") primary responsibilities is blight elimination. Demolition of vacant and abandoned structures is a key element in eliminating blight. Demolition may occur in conjunction with a transfer to a qualified end-user. Demolition may also occur while the Land Bank works to identify an end-user or users who will take title to the future unimproved land, or in coordination with land assembly for future use. These guidelines include, but are not limited to, the following:

A. Property Inspection

1. Prior to acquisition, the Land Bank may engage a property inspector or utilize internal staff to evaluate the current condition of any structure/s on a given property.
2. Upon inspection, the Land Bank will make a decision regarding the demolition of buildings located on a given property.

B. Asbestos Surveys

1. Land Bank will order an asbestos survey from a qualified asbestos consultant.
2. If survey results indicate abatement is necessary, Land Bank will contract with an asbestos contractor to comply with current EPA requirements.

C. Selection of Demolition Contractor and Award of Contract

1. Land Bank will compile a list of qualified demolition contractors.
2. Land Bank or its agent will prepare detailed bid specs for demolition and solicit bids from pre-qualified contractors. Properties may be bundled for bid purposes.
3. Contract will be awarded to contractor providing lowest and best bid.
4. Executed contract will include all necessary permitting, environmental compliance, total removal of the structure, including but not limited to foundation or substructure, driveway, walkways and septic tanks, proper disposal of debris, grading of lot and planting of grass.

5. Other contract requirements may be included as necessary.
6. Deconstruction of the structure may be permitted to recover important historic materials or architectural details. A nonprofit or community group with experience in deconstruction may contact the Land Bank regarding a specific property scheduled for demolition. Where health and safety concerns or timely coordination of the demolition make deconstruction impractical, a request may be denied.

D. Post-demolition

1. Property will be inspected to ensure that contractor has fulfilled all contract requirements prior to release of final payment.
2. If the Land Bank continues to hold title to the property, the Land Bank will be responsible for ensuring that the property is maintained.