

**Request for Proposals (RFP) for Design-Build**  
**For the Development and Construction of Single-Family Residential Buildings**  
**(Phase I)**

**Section 1 – Introduction and Site**

The Hamilton County Land Reutilization Corporation (Landbank) is seeking a professional and qualified design-build firm to provide development and construction services for the design, documentation, engineering services, and construction of single-family attached or detached homes to be located at 2124-2134 Loth Street Cincinnati, Ohio 45202.

The site is approximately 143.90 feet wide and 92.81 feet deep. Successful bidders must be able to commence work by July 1, 2020 and complete the entire project no later than December 31, 2021. The chosen applicant will also have the opportunity for additional phases of the overall project. Payment penalties will be included in the contract for the successful bidder if the awarded bidder is unable to meet deadlines.

The site is currently a vacant parcel of land that is included in a Hillside Overlay District of Mt. Auburn. Architectural schematics, specifications, budget, and timeline for the design and construction of the home are due to the Landbank no later than May 15<sup>th</sup>.

Nothing in this RFP shall be construed to create any legal obligation on the part of the Landbank or any respondents. The Landbank reserves the right, in its sole discretion, to amend, suspend, terminate, or reissue the RFP in whole or in part, at any stage. In no event shall the Landbank be liable to respondents for any cost or damages incurred in connection with the RFP process, including but not limited to, any and all costs, expenses, or fees related to this RFP. All supporting documentation submitted in response to this RFP will become the sole property of the Landbank. Respondents may also withdraw their interest in the RFP, in writing, at any point in time as more information becomes known.

This RFP is being emailed to prospective bidders, will be posted on both The Port's and Landbank's website ([www.CincinnatiPort.org](http://www.CincinnatiPort.org) and [www.HamiltonCountyLandbank.org](http://www.HamiltonCountyLandbank.org)). The Landbank encourages all qualified firms to apply.

## **Section 2 – Submission Information**

Any Requests for Information (RFI) regarding this RFP must be submitted in writing either to the address below or by email to Liz Eddy at Leddy@CincinnatiPort.org. RFIs shall be accepted no later than April 15<sup>th</sup>, 2020. A final Supplemental Instructions shall be issued no later than April 24<sup>th</sup>, 2020 concerning any RFIs received.

The Port  
Attn: Liz Eddy  
3 East 4<sup>th</sup> Street Suite 300  
Cincinnati, Ohio 45202

**All proposals must be received by May 15<sup>th</sup>, 2020 by 4:00pm at the address shown above. Proposals must be submitted in a sealed envelope and shall be labeled, “Proposal to Provide Design-Build Services for the Hamilton County Landbank.”**

*The Port strives to continually have meaningful and substantial levels of participation by Minority Business Enterprises (MBEs), Women Business Enterprises (WBEs), and Small Business Enterprises (SBEs) in the services for which it contracts, and in its various contracts for development projects. Further, the Port strives to increase the equity participation and/or ownership by MBEs and WBEs within those development projects.*

*The Port is committed to helping build and sustain strong MBEs, WBEs, and SBEs within the Greater Cincinnati community. The Port is further committed to empowering entrepreneurs, generating jobs, building tax base, and providing opportunities for wealth creation in every segment of society.*

*All contractors, subcontractors, suppliers, and service providers should have an equal opportunity to compete on contracts for services issued by the Port regardless of race, color, sex or national origin. It is also the aspiration that a fair share of contracts be awarded to small, minority, and women business enterprises. This will be promoted through the provision of educational opportunities, training, and a good faith effort by all involved to promote inclusion through locating and engaging qualified MBEs, WBEs, and SBEs. It is the Port’s expectation that this aspiration can be achieved.*

While there are no set-asides or preferences for suppliers, providers or developers, the Port is committed to empowering MBEs, WBEs, and SBEs; and to that end the Port will be vigilant in monitoring encouraging, and facilitating the satisfaction of its goals in relation to the participation by MBEs, WBEs, and SBEs in all Port-related work. The goals of the Port in this regard are:

1. To aspire to achieve a total target goal of 25% Minority Business Enterprise (MBEs), 7% Women Business Enterprise (WBEs), and 30% Small Business Enterprise (SBEs) for:
  - Construction
  - Supplies
  - Services
  - Professional Services
2. To require that all respondents to RFPs, RFQs, and other such solicitations for proposals, qualifications, or services commit and demonstrate, in writing, what best efforts they will make in order to meet these goals.
3. To work with the majority/prime contractors to track and support the sub-contractors they use on Port-related projects. The anticipated outcome is that they establish and maintain an Economic Inclusion Program for themselves, and for their future projects. The Port will assist them in finding sub-contractors to support Port-related project needs.
4. To use the criteria for certification in identifying minority and women owned businesses as defined by the National Minority Supplier Development Council (NMSDC) and the Women's Business Enterprise National Council (WBENC).
5. To accept certifications from the NMSDC, or the local affiliate council; the WBENC; the Small Business Administration (SBA); and local, state, and federal certifying organizations.
6. To encourage partnering relationships between majority owned firms and small, women-owned and minority-owned firms among professional service providers to the Port. The Port also encourages, where economically feasible, establishment of joint ventures and contracting partnerships by businesses of different race ownership, different gender ownership, or both, in all phases of contracting (to include, but not limited to, developer agreements, architectural and engineering design services, construction, retail-hospitality-entertainment tenant/ownership, supplies, and professional services) as a means to achieve greater levels of prime contracting opportunities for all businesses.
7. To require that all proposers or bidders submit an economic inclusion subcontractor utilization plan with their proposals, qualifications or bids. Failure to submit an economic inclusion subcontractor utilization plan with the proposals, qualifications or bids and other documentation that may be requested may deem the proposals, qualifications or bids as non-responsive and may result in rejection of the proposals, qualifications or bids.

### **Section 3 – Design Concept**

1. The structures should be built in a style that complements the existing general neighborhood aesthetic. Brick front façades are required with vinyl or wood plank siding allowable on remaining sides.
2. Setbacks shall be per the current zoning ordinance and no further variances shall be requested unless necessary due to special conditions. Any extraordinary conditions that may warrant the need for an additional setback variance shall be addressed with the Landbank prior to action.
3. All products, design elements, and systems shall comply with the respective standards, guidelines, and manufacturer’s recommendations for each item.
4. The structure shall be approximately 2000 square feet, with three (3) bedrooms and two-and-one-half (2.5) bathrooms.
5. A one or two-car garage located on the “first floor” or the structure is to be included.
6. Construction to be at the appropriate depth to maintain adequate slope and grade for sanitary sewers, proper site drainage.
7. Construction of the homes shall conform to all City of Cincinnati criteria.

### **Section 4 – Proposal Requirements**

All proposals shall be organized in the following manner:

1. Contact Information  
Name, address, phone number, and email of the individual or firm. If a firm, the name and title of the individual authorized to negotiate contract terms and make binding commitments shall be included and identified. If proposers bid as a team, bidder must identify team members as well as the key point of contact for Landbank staff. Each person’s role and responsibilities must be identified.
2. Experience
  - a) Description of the firm’s resources – Please provide the names of all personnel who will be assigned to work with the Landbank, including previous experience.
  - b) Provide images and description of past projects to demonstrate experience with projects of a similar nature.
3. Description of Proposed Services and Specifications-  
Describe your firm’s approach to managing this project and completing it within the requested time frame. To allow the Landbank to evaluate bidder’s concepts and capacity, bidders should provide the following preliminary draft renderings/drawings/sketches:
  - a) Proposed front, side, and rear unit elevation; and
  - b) Proposed floorplan

Bidders may also provide additional renderings or plans which clearly communicate their design ideas and plan for the development of the structure as well as a narrative outline specification.

The Landbank reserves the right to work with the selected contractor to make any modifications to the site plan which would improve the project but not necessitate additional approvals from either the Board of Zoning Adjustment or the Planning Commission.

4. Total Development Budget

Provide a complete project development budget. This should include all professional services, site preparation, construction and delivery, installation and finishing, fees, and all other soft and hard costs related to the completion of the entire project.

The project is intended to provide a significant profit in order to subsidize a second phase of construction on Loth Street which will include multiple affordable housing options.

5. Project Timeline

Provide a projected schedule for completion with key milestones identified, including but not limited to meetings related to final design and plans, submission for permit, site preparation, foundation work, delivery and installation of units, final inspections, receipt of Certificate of Occupancy, and final payment request.

After written proposals have been reviewed, discussions with prospective firms may or may not be required to clarify any portions of the proposal.

Each bidder should visit the site of proposed work and fully acquaint themselves with the existing conditions and the neighborhood. A full boundary and topographic survey of the site is included as Attachment A of this Request for Proposals for your reference. Additionally, preliminary soil samples have been taken and analyzed by Alt & Witzig and are included as Attachment B.

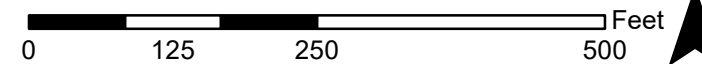
The Hamilton County Landbank reserves the right to negotiate with the selected contractor on both design and budget issues to ensure compliance with the City of Cincinnati building codes and cost considerations of the entire project. The Landbank shall not be obligated to accept the lowest price proposal but shall make an award in the best interests of the project.

The RFP will be governed by the following schedule:

Requests for Information Due:	April 15 <sup>th</sup> , 2020
Proposals Due:	May 15 <sup>th</sup> , 2020
Notification of Award:	May 22 <sup>nd</sup> , 2020 (anticipated)
Execution of Contract:	June 1 <sup>st</sup> , 2020 (anticipated)
Commencement of Work:	July 1 <sup>st</sup> , 2020 (anticipated)



- The Port Properties Phase One
- Potential Phase Two





**Alt & Witzig Engineering, Inc.**

6205 Schumacher Park Drive • West Chester, Ohio 45069  
(513) 777-9890 • Fax (513) 777-9070

February 6, 2020

The Port  
3 East Fourth Street  
Suite 300  
Cincinnati, Ohio 45202  
Attn: Ms. Liz Eddy

RE: Subsurface Investigation &  
Geotechnical Recommendations  
Loth Street Single Family Lots  
2124 to 2134 Loth Street  
Cincinnati, Ohio  
Alt & Witzig File: 20CN0040

Dear Ms. Eddy,

In compliance with your request, a subsurface investigation and geotechnical evaluation for the above referenced project has been completed. The purpose of this subsurface investigation was to determine the various soil profile components and soil engineering characteristics for use to offer guidance on the design and construction for new residences at the vacant lots located along 2124 to 2134 Loth Street.

### **Site Location/Description**

The project site is located along the eastern side of Loth Street, between Mulberry Street and St. Joe Street in Cincinnati, Ohio. The approximate location of the site is shown on the enclosed *Site Location Map* presented in the appendix of the report. At the time of drilling operations, the lot was vacant with grass and partially wooded. Approximately 20 feet of elevation change is across the site, sloping down from east to west. At the eastern perimeter of the property are 2 retaining walls of approximate heights of 10 feet. It is unknown if the retaining walls reside on the property or are just east of the property line. Staggered walls also exist along the sidewalk, with maximum heights of approximately 4 feet. The surrounding properties are developed with residential and educational structures.

### **Project Information**

A site plan has not been provided at the time of this report. However, it is anticipated that the lots will be developed with single family homes with finished floor elevation near sidewalk elevation. The rear of each home would be stepped into the hillside with at least 1 level of the home being below grade.

## **Field Investigations**

Field investigations to determine the engineering characteristics of the subsurface materials included a reconnaissance of the project site and excavations of 3 test pits. During test pit excavation, the soil lithology and groundwater observations were recorded, including soil color, composition, and relative strength.



*Figure 1: Test Pit Locations*

## **General Soil Conditions**

At the immediate surface, all test pits encountered building rubble, mostly of brick and concrete, to a depth between 2 and 6.5 feet below the surface. In addition to the building rubble, intact floor slabs and stacked stone/brick foundation walls were encountered. Below the building rubble, all test pits encountered additional existing fills of brown and gray clay with shale fragments and limestone cobble to the maximum reach of the excavator used at 12 to 13 feet below the surface. The existing fill was generally of poor quality. All test pits terminated in existing fill.

## **Foundation Recommendations**

Based on the depth of existing fill soils encountered across the site and proximity of the anticipated structures to the neighboring structures and street, the homes must be supported by a deep foundation system. The most economical deep foundation system for the given situation is generally a drilled pier foundation system.



Test pits were extended to the maximum depth of the excavator at a depth between 12 and 13 feet. Shale bedrock was not encountered in the test pit excavations. Based on Alt & Witzig's experience with drilling on properties in the vicinity, it is estimated that shale bedrock will be encountered between 15 and 25 feet below the surface. In order to provide capacities for drilled piers, borings extended to the shale bedrock would be required. However, for preliminary budgeting purposes, it is estimated that drilled piers socketed 3 foot into weathered brown/gray shale would allow design with a net allowable bearing pressure of 25,000 psf. Final design capacities would be determined in a supplementary subsurface investigation

Construction debris and other deleterious material was encountered in the upper 6.5 feet of the site. Sidewall collapse may become an issue with drilled pier installation within isolated layers of the existing fill. Thus, temporary casing could be required during drilling to maintain the hole until reinforcement and concrete can be placed. In addition, the exact size of buried obstructions is unknown. Obstructions such as old foundations walls and slabs could prevent successful drilling. Thus, excavation and replacement of obstructions with soil should be anticipated. Having an excavator available when drilling occurs and/or performing exploration at each pier location is suggested.

### Hillside Discussions

The property resides in the Cincinnati Hillside District, which is indicative of properties with the potential for high hillside instability. With the construction of the homes, it is anticipated that the eastern portion of the site will be cut up to 15 feet. A pier and lagging wall in the rear of the property could be required to maintain hillside stability and prevent influence of the existing eastern retaining walls while establishing proposed design grades. Further evaluation and analysis will be required once a grading plan is provided.

If we can give further service in these matters, please contact us at your convenience.

Respectfully Submitted,  
ALT & WITZIG ENGINEERING, INC.

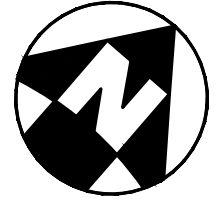


*Dustin Horn*  
Dustin M. Horn, P.E.  
*Patrick A. Knoll*  
Patrick A. Knoll, P.E.

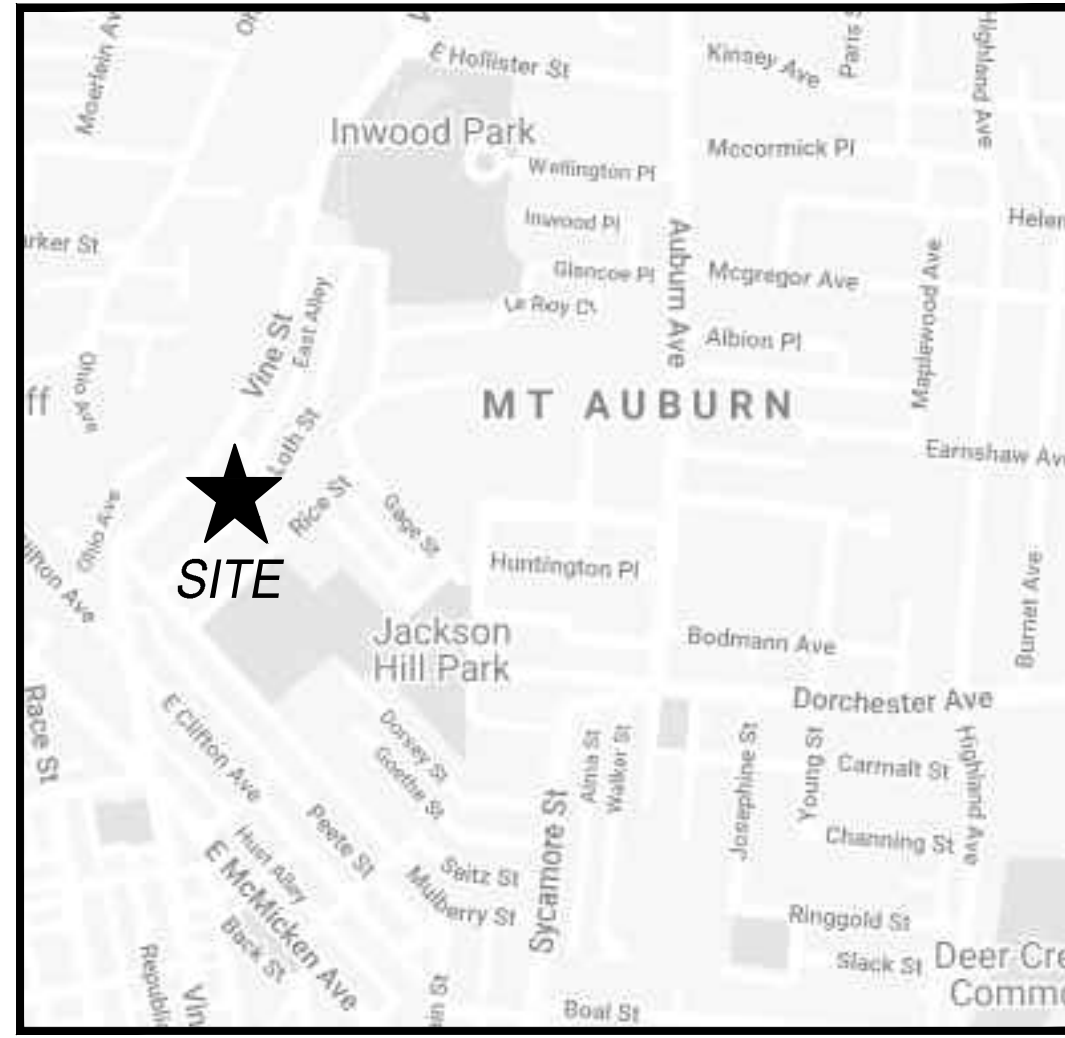
**20CN0040**

Loth Street Residences

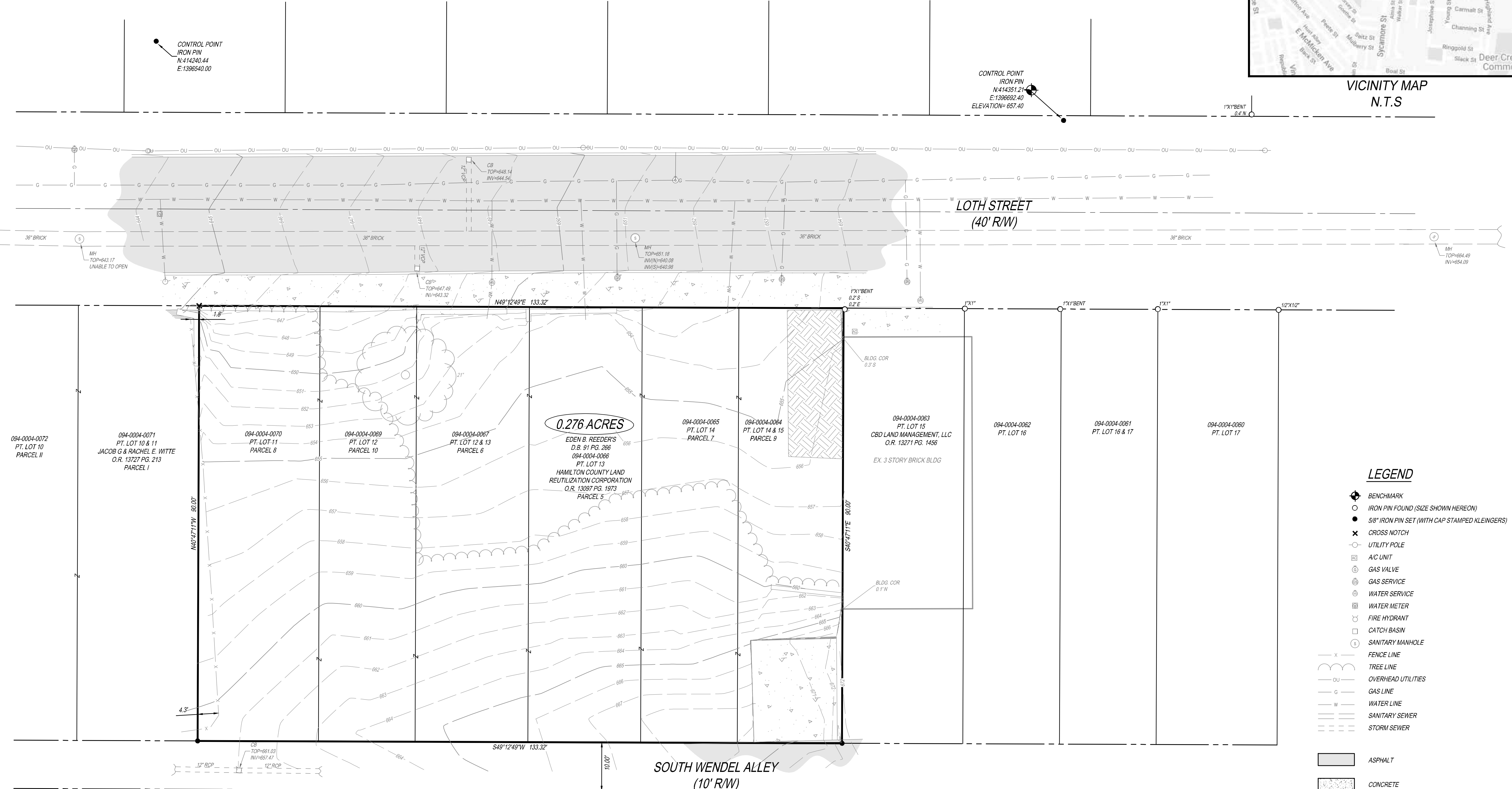
<b>TEST PIT</b>	<b>DEPTH</b>	<b>SOIL DESCRIPTION AND NOTES</b>
<b>1</b>	0-6.5'	Building Rubble (Fill)
	6.5'-11'	Brown Clay Trace Limestone Cobble (Fill)
	11'-13'	Brown and Gray Clay (Fill)
<b>2</b>	0-4'	Building Rubble, Mostly Brick (Fill)
	4'-12'	Brown and Gray Clay with Sand (Fill)
<b>3</b>	0-5'	Building Rubble (Fill)
	5'	Refusal On Slab, Moved South 5 feet
	0-2'	Building Rubble (Fill)
	2'-10'	Brown Clay with Limestone Cobble (Fill)
	10'-13'	Brown and Gray Clay (Fill)



CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE www.kleingers.com 6219 Centre Park Dr. West Chester, OH 45069 513.779.7851



VICINITY MAP N.T.S.



LOTH STREET (40' R/W)

SOUTH WENDEL ALLEY (10' R/W)

0.276 ACRES EDEN B. REEDER'S D.B. 91 PG. 288 094-0004-0066 PT. LOT 13 HAMILTON COUNTY LAND REUTILIZATION CORPORATION O.R. 13097 PG. 1973 PARCEL 5

NOTES:

- 1. SOURCE DOCUMENTS AS NOTED.
2. OCCUPATION IN GENERAL FITS SURVEY.
3. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. HORIZONTAL DATUM IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE (OSPC) AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATIONS VIRTUAL REFERENCE STATIONING (VRS); (NAD 83)
5. VERTICAL DATUM IS BASED ON CITY OF CINCINNATI BENCHMARK #7014 WITH AN ELEVATION = 834.54 (NGVD 29)
6. SITE BENCHMARK AS SHOWN HEREON.

LEGEND

- BENCHMARK
IRON PIN FOUND (SIZE SHOWN HEREON)
5/8" IRON PIN SET (WITH CAP STAMPED KLEINGERS)
CROSS NOTCH
UTILITY POLE
A/C UNIT
GAS VALVE
GAS SERVICE
WATER SERVICE
WATER METER
FIRE HYDRANT
CATCH BASIN
SANITARY MANHOLE
FENCE LINE
TREE LINE
OVERHEAD UTILITIES
GAS LINE
WATER LINE
SANITARY SEWER
STORM SEWER
ASPHALT
CONCRETE
LANDSCAPE



Table with columns: NO., DATE, DESCRIPTION. Contains revision history.

BOUNDARY & TOPOGRAPHIC SURVEY 0.276 ACRES SECTION 13 TOWN 3 FR. 2 CITY OF CINCINNATI HAMILTON COUNTY, OHIO

PROJECT NO.: 200048VSD000
DATE: 2-20-2020
SCALE: 1" = 10'
SHEET NAME:

LOTH STREET DEVELOPMENT

1 OF 1

NOTE: UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 811 OR 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

