

## General

The HCLRC is an Ohio non-profit community improvement corporation organized and existing under Ohio Revised Code Chapters 1724 and 1702. The HCLRC, also known as "The Landbank," is a quasi-governmental entity that is tasked with taking on blighted, vacant, and unproductive structures and working to put them back into good use. The Landbank works throughout Hamilton County and currently owns over 1200 properties. To accomplish this task, the Landbank is looking for proposals from qualified and registered general contractors to complete the demolition of structures.

## Pre-Bid Meeting

On February 18th at 9:00am a pre-bid meeting will be held with Landbank's Project Manager to tour the deconstruction sites and review this Request for Proposal (RFP). Meet at the *Elmwood Place Town Hall located at 6118 Vine St, Cincinnati, OH 45216*.

## Bid Proposal Instructions and Deadline

All Bid Proposals must be typed or written legibly on the forms in this Bid Proposal Packet. This entire signed and initialed Bid Proposal Packet, including any additional documents provided by the Supplier, shall be submitted to Hamilton County Landbank at its offices located at 3 East 4th St Suite 300, Cincinnati, Ohio 45202 or emailed to [lherrmann@cincinnatiport.org](mailto:lherrmann@cincinnatiport.org).

*All Bid Proposals must be received by **5pm on February 28th**.*

## Scope Of Work

The Contractor shall furnish all labor, materials, equipment, tools, expendable equipment, temporary services, and supervision required to provide the following:

1. Obtain and pay for demolition permits and coordinate inspections.
2. Salvage all possible interior and exterior materials.
3. Remove, and we encourage recycling all metal.





4. Mechanically demolish remaining house and outbuildings (while recycling as possible materials)
5. Haul remaining debris to approved landfill.
6. Maintain Haul Logs for both debris and recycled material.
7. Remove all buildings, trash, and debris from property.
8. Seed and straw all disturbed areas
9. Provide landfill receipts for general demolition debris.
10. Final Performance Report- A final performance report will be submitted with before, during, and after pictures of each stage of demolition.





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## ELMWOOD PL DEMO



ADDRESS: 10 Maple St Cincinnati, OH 45216,

318 Maple St Cincinnati, OH 45216,

320 Maple St Cincinnati, OH 45216

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LOT DIMENSIONS:

318 & 320 Maple St (0.62 Acres/27,007 SqFt) 125 ft x 215 ft

10 Maple St (0.22 Acres/9,583 SqFt) 240.8 x 39.7

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NEIGHBORHOOD: Elmwood Place

PARCEL ID #: 318 Maple (066100020208), 320 Maple (066100020212), 10 Maple (066100010268)

BUILDING SIZE: 318 Maple (7,105 Sqft), 320 Maple (5,797 SqFt), 10 Maple (1905 SqFt Incl. Pool, Restroom Building & Fountain)





Hamilton County  
**Landbank**

 A MANAGED ENTITY OF THE PORT

# OF STORIES: 318 Maple (2 Stories), 320 Maple (2 Stories), 10 Maple (1 Story \*Restroom Building\*)

PREVIOUS USE(S): 318 Maple (Daycare/Church), 320 Maple (Old Fire & Police Station/Storage), 10 Maple (Pool)

ADDITIONAL COMMENT(S): For 318 & 320 (Pictured On Right) Demo will include all shown in drawn square.

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## BID FORM

**Please fill in a price below where dollar signs are included. Provide all necessary labor and material to complete the following scope of work.**

Prevailing Wage? Applies Yes  No

Job Description	Cost
Demo Of Structure (10 Maple St) 622 SqFt Demo Of Structure (318 Maple St) 7,371 SqFt Demo Of Structure (320 Maple St) 3,200 SqFt	\$
Demo Of Basement (If Applicable)	\$
Demo Of Pavement/Parking (320 Maple St) 11,423 SqFt Demo Of Pavement/Parking (10 Maple St) Main Concrete Pad (3,721 SqFt) If Possible, Back Concrete Pad (3,234 SqFt)	\$
Est. Dumping Of Debris From Demo	\$
Est. Labor Cost For Demo	\$
Est. Cost Of Permitting	\$
Est. Job Material Costs If Needed For Site (Masks, Gloves, PPE, Etc.)	\$
Prevailing Wage Costs <b><u>*If Applicable*</u></b>	\$
Total Cost	\$



**Proposed Substitutions**

The contractor shall list on this form any substitutions for which consideration is desired, showing the addition, reduction, or no change in price to be made, for each, if the substitution is accepted. Attach and sign additional sheets if necessary.

Proposed Substitution	Add	Deduct	No Change

**GUIDELINES FOR VALID BID DURING THE PERFORMANCE OF DEMOLITION**

**Pre-Demolition**

- Coordinate work performed by all utility companies and pay any fees required and ensure there is no loss of utilities to surrounding properties.
- Secure all necessary permits including, but not limited to, Building Permit to Demolish, Sewer Permit, and Hydrant Permit. All Work shall conform to applicable codes and authorities having jurisdiction over service area. Each Contractor shall secure and pay for all permits, tests, and inspections as required by authorities having jurisdiction for Work.
- Notify Port of Greater Cincinnati Development Authority (Port Authority) of the date and time of the demolition at least 48 hours prior to commencing work.
- Note: If a property contains significant personal waste (e.g. clothes, appliances, furniture, garbage), costs relating to removal of personal property will either be contracted separately or treated as an addendum.







- Property dimensions and quantities are obtained from Hamilton County Auditor's records and although deemed reliable, must be field verified.
- The Contractor shall visit the facility and site to become familiar with existing conditions prior to performing work
- Properly disconnect bulkhead sewer connection.
- Comply with notification process and information from Ohio Utility Protection Service (OUPS)

#### **During Demolition**

- The contractor shall provide a schedule showing start and end dates for each component of the project relative to the date of contract award. Perform demolition during normal work hours: Monday through Friday between 8:00 AM and 6:00 PM. Work is to start within 15 days of the notice to proceed. All work is to be completed within 30 days of the notice. There will be an assessment of one hundred dollars (\$100) liquidated damages for each working day so that the contractor shall be in default of the contract completion date.
- Retain the City sidewalk which is currently not damaged.
- Begin and complete contract work within the contract dates. The Port Authority reserves the right to cancel the contract if not completed within the time limitations of this contract without making substitutions or payments for work not completed.
- Minimize noise, dust and inconvenience to neighbors.
- If you have recyclable materials we strongly encourage you to dispose of them in recycling center. Including but not limited to aluminum, steel, cast iron, iron, etc.

#### **Post Demolition**

- After the removal of the building, asphalt/concrete slabs, etc. all removed items shall be undercut to suitable material and then backfilled with approved clean fill material and compacted in lifts sufficient to prevent uneven settlement.
  - The contractor shall provide HCLRC prior to, and as an additional condition of payment for work performed, with **verified original receipts from an approved land fill or dump site**, evidence that all waste material from the job site contracted herein was disposed of in a proper manner. Receipts shall bear the job address, location of land fill, or dump site, cubic yardage dumped and bear the signature of the contractor's driver. In the event such land fill receipts are not provided, **HCLRC shall withhold payment until received and approved thereof.**
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### **Jobsite Safety**

- Provide protection, warning signs, barricades, fall protection, and take all necessary precautions to protect workers and bystanders. Eliminate unnecessary hazards before leaving the jobsite at the end of each day.
  - Reinstall fall protection and safety precautions at the end of each workday if removed during that day.
  - The Contractor is responsible for the overall security and protection of the work during the contractual period.
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- Submit Subcontractor Utilization Form in accordance with the Economic Inclusion Policy (attached hereto), if applicable.
  - Please direct any questions to **Ron Shouse** at 513-621-3761 or rshouse@cincinnatiport.org
  - **A Bid Bond is not required. However, a performance bond for 100% of the contract value is required.**
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## **ACCEPTANCE of PROPOSAL and CONTRACT AWARD**

It is the intent of Hamilton County Landbank to award a contract provided the proposal has been submitted in accordance with the requirements of the **Elmwood Place Demo**. Hamilton County Landbank shall have the right to waive informalities and irregularities in a proposal received and to accept the proposal, which, in Hamilton County Landbank's judgment, is in The Port's best interests.

### **All proposals shall be organized in the following manner:**

- a. Contact Information. Name, address, phone number of the firm as well as name, phone number and email address of the firm's representative.
- b. Completed Bidding Form
- c. Description of Proposed Services and Specifications. Information on any variations or additions to scope is recommended.
- d. Proposed Scheduled Finish Date. If specific dates cannot be provided the approximate number of weeks required to complete the project once started is permissible

In determining the lowest and best proposal, the following items will be considered in addition to the proposal amount:





- a. The record of the Contractor in performing other Hamilton County Landbank projects and/or similar publicly funded projects.
- b. The record, experience, and ability of the Contractor to execute services of the like character, scope, and size.
- c. Contractor has adequate equipment and facilities to perform the services properly in a timely and expeditious manner.
- d. Contractor has suitable financial status to meet obligations incident to services.
- e. Contractor has appropriate technical experience in projects of similar scope and conditions.

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### **Project Administration**

Contractors are required to sign a Master Service Agreement with The Port to govern the relationship with Notice to Proceeds issued for each renovation.

**Insurance Requirements** - Contractor agrees to obtain, at its own expense, to have in force before commencing any work, and to maintain at all times while work is being performed under this Agreement, the following insurance:

- a. Workers' Compensation Insurance in accordance with the requirements of the Applicable laws of the State of Ohio; Stop-Gap Employer's Liability insurance with limits of not less than \$500,000; Bodily injury coverage of \$500,000 for each employee and \$500,000 in the aggregate (this may be provided as part of the Commercial General Liability policy).
- b. Commercial General Liability Insurance, including contractual liability, bodily injury and property damage combined at a minimum of \$1,000,000 for each occurrence; personal and advertising injury coverage of \$1,000,000 for any one person or organization and \$1,000,000 in the aggregate. The policy should be endorsed to include:
  - i. Hamilton County Land Reutilization Corporation, the Port of Greater Cincinnati Development Authority (Management Company for the HCLRC) and any other persons or entities required by contract are to be additional insureds under ISO Additional Insured Endorsement CG 2010 11 85 or equivalent (attached hereto).





- ii. Additional insured status must include ongoing operations as well as completed operations and work.
  - iii. Additional Insured status must be on a primary and non-contributory basis. Endorsement CG 2001 or equivalent (attached hereto).
  - iv. The commercial general liability insurance should also include a waiver of subrogation in favor of the Hamilton County Land Reutilization Corporation, Port of Greater Cincinnati Development Authority, and any other persons or entities required by contract to be additional insureds (suggested wording attached hereto).
  - v. The commercial general liability should include a minimum 30-day notice of cancellation provision to the Hamilton County Land Reutilization Corporation.
- c. Automobile Insurance for owned, non-owned, and hired vehicles for a combined single limit of not less than \$1,000,000 for each occurrence. The policy should be endorsed to include the Hamilton County Land Reutilization Corporation, Port of Greater Cincinnati Development Authority, and any other persons or entities required by contract to be additional insureds on a primary and non-contributory basis.
- d. Umbrella/Excess Liability Insurance, with coverage for Commercial General Liability and Automobile Liability with minimum limits of \$3,000,000 for each occurrence and \$3,000,000 aggregate. The policy should be endorsed to include:
- i. Hamilton County Land Reutilization Corporation, Port of Greater Cincinnati Development Authority, and any other persons or entities required by contract are to be additional insureds.
  - ii. Additional insured status must include ongoing operations as well as completed operations and work.
  - iii. Additional Insured status must be on a primary and non-contributory basis.
  - iv. The umbrella/excess liability should also include a waiver of subrogation in favor of the Hamilton County Land Reutilization Corporation, Port of Greater Cincinnati Development Authority, and any other persons or entities required by contract to be additional insureds.





- v. The commercial general liability should include a minimum 30-day notice of cancellation provision to the Port of Greater Cincinnati Development Authority.

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### **Liability Waiver**

- a. Contractors and their sub-contractors are required to sign and date a "General Liability Waiver" to access and tour any properties. Signed waivers can be scanned and emailed to the contact information in section 4 or delivered to the onsite Port representative.
- b. Upon award of a project the general contractor is responsible for collecting signed "General Liability Waiver" from all visitors, laborers, tradespeople, and managers to staff. Signed and dated "General Liability Waiver" can be submitted along with invoices.

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### **Lien Waivers**

- a. Signed and notarized lien waivers are required from contractors and all subcontractors when submitting invoices.





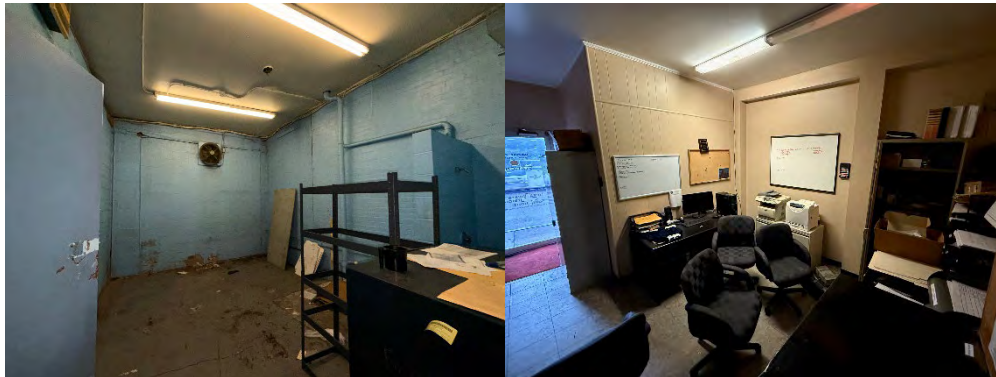
## IMAGES OF PARCEL/ ARIAL MAP OF PARCEL

### 318 Maple

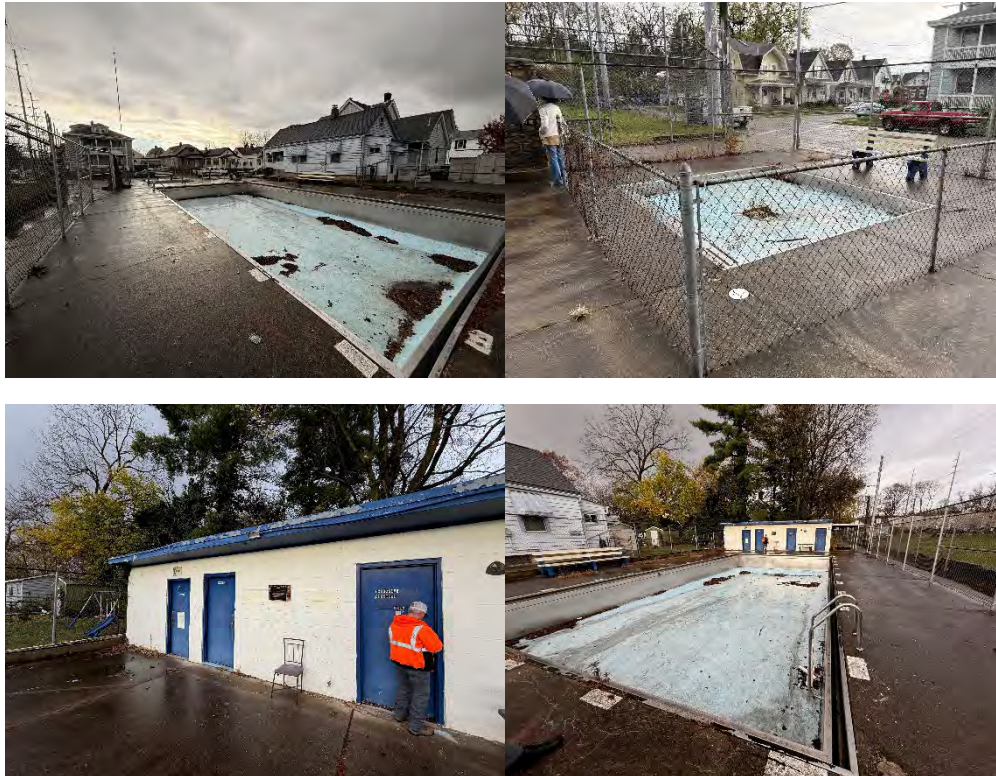


### 320 Maple





**10 Maple**





## Map of parcel







## BID SUBMITTAL INFORMATION

SUBMISSION DATE : \_\_\_\_\_

Company Name: \_\_\_\_\_

Name Of Person Authorized To Sign: \_\_\_\_\_

Signature Of Person Authorized To Sign: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_

Phone No. \_\_\_\_\_

Fax No. \_\_\_\_\_

Email: \_\_\_\_\_

State Contractor License Number: \_\_\_\_\_

### NOTARY STATEMENT

State of: \_\_\_\_\_

County of: \_\_\_\_\_

On this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me, \_\_\_\_\_ a Notary Public, personally appeared, or proved to me on the basis of satisfactory evidence to be the person(s) whose name (s) is/are subscribed to within the instrument, and acknowledged that he/she executed it. WITNESS: My hand and Official Seal.

Signature Of Notary Public: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



**THE PORT - ECONOMIC INCLUSION SUBCONTRACTOR UTILIZATION PLAN**

Submit this document with the project bid

rev. 1/28/2021

Contractor Business Name:	_____	Project Name:	Alms Garage Demolition
Contractor Street Address:	_____	Project Number:	2409.01
Contractor City/State/Zip:	_____	Project Description:	Demolition
Contractor Federal Tax ID #	_____		
Contractor Contact Person:	_____		
Contractor email/phone:	_____		

Base bid value:	\$	-
Alternates Value	\$	-
Total Bid Value (TBV):	\$	-

A	B	C	D	E	F	G	H
No.	Subcontractor Name	Certification Agency	Subcontractor Address (street/city/zip)	Subcontractor phone	Description of work	Scheduled Value	% (G÷TBV)

MBEs

1						\$ -	0.0%
2						\$ -	0.0%
3						\$ -	0.0%
4						\$ -	0.0%
MBE subtotal						\$ -	0.0%

WBEs

5						\$ -	0.0%
6						\$ -	0.0%
7						\$ -	0.0%
8						\$ -	0.0%
WBE subtotal						\$ -	0.0%

SBEs

9						\$ -	0.0%
10						\$ -	0.0%
11						\$ -	0.0%
12						\$ -	0.0%
SBE subtotal						\$ -	0.0%

**TOTAL \$ - 0.0%**

\_\_\_\_\_  
Company Representative

\_\_\_\_\_  
Signature Date