



Request for Proposals (RFP)

Demolition Program for Colerain Township Hamilton County, Ohio

Release Date: 01/11/2023

Response Deadline: 02/01/2023

4200 Springdale Road
Colerain Township, OH 45251
513-385-7500

**Guidelines and Instructions
Request for Proposals (RFP) for
Demolition of Four (4) Buildings**

NOTICE TO RESPONDENTS

Colerain Township, OH, is soliciting proposals for complete demolition and site restoration of four (4) residential properties in Colerain Township.

Review the entirety of these bid specifications for general rules, deadlines, and qualification requirements. All bids must be entirely completed for consideration. Bids may be submitted electronically to jweckbach@colerain.org and are due by 4:00 pm on February 1, 2023. No bids will be accepted after the deadline. All work must be completed by May 1, 2023.

All clarifying questions for this proposal should be directed to Jeff Weckbach, Township Administrator, via email at JWeckbach@colerain.org.

Respondents should be aware that any records submitted to the Township, or that are used by the Township may be public records. The Township will promptly disclose public records upon request unless a statute exempts them from disclosure. Respondents should also be aware that if even a portion of a record is exempt from disclosure, generally, the rest of the record must be disclosed.

GENERAL INFORMATION/PROJECT SCOPE

Colerain Township's Demolition Program has been created to remove buildings in Colerain Township's neighborhoods that have become unsafe, insecure and unfit for human habitation. Colerain Township has allowed property owners the option to repair their building and bring it up to all code requirements or demolish it on their own. In the absence of either, Colerain Township will perform the demolition work and assess the costs to the property tax bill.

Colerain Township is utilizing Community Development Block Grant (CDBG) Funds to assist with a portion of the costs to be matched by grant funds from the Ohio Department of Development's Building Demolition and Site Revitalization Program. The Program was created to help local communities demolish dilapidated commercial and residential buildings and revitalize surrounding properties to attract investments, businesses, and jobs.

Qualifications in addition to those set forth herein may be necessary as per the specifications required by the State of Ohio in coordination with the use of those aforementioned CDBG funds.

Colerain Township is requesting proposals for the demolition of four (4) buildings at the following addresses:

- 9929 Capstan Drive, Colerain Township, OH 45251
Hamilton County Auditor Parcel ID# 510-0111-0156-00
- 2864 Houston Road, Colerain Township, OH 45251
Hamilton County Auditor Parcel ID# 510-0024-0288-00

- 8806 Nabida Drive, Colerain Township, OH 45247
Hamilton County Auditor Parcel ID# 510-0342-0013-00
- 3483 Niagara Street, Colerain Township, OH 45251
Hamilton County Auditor Parcel ID# 510-0112-0019-00

REQUIREMENTS

PRE-DEMOLITION MEETING:

Following the award of the contract and before starting any work, the contractor and its superintendent shall meet with representatives from Colerain Township Development Department to review all restrictions and regulations governing the work. Any schedules, requests, papers, approvals, submittal, changes, etc. as called for in the Contract Documents shall be completed at this time unless otherwise directed. The Department will work with the contractor on an acceptable date, time and place of the meeting.

SITE CONDITIONS:

Prior to submitting a proposal, the contractor shall make a thorough review of the site and note pertinent information to ensure the accuracy and completeness of the proposal. Contractor should account for wet weather and wet site conditions and make provisions accordingly to assure completing the project on time.

VERIFICATION OF ABILITY TO COMPLETE THE CONTRACT WORK:

Bidders should be advised that the Colerain Township Development Department will require, prior to award of a contract, the Bidder to submit verification that they will be able to complete the work on or before the completion date indicated herein.

OSHA:

The prime contractor and any subcontractor may make their own arrangements with respect to obligations but neither may delegate any legal responsibility to the other. In no case shall the prime contractor be relieved of the overall responsibility for the compliance with the requirements of CFR 1910 & 1926 Occupational Safety and Health General Construction Industry Standards for all the work to be performed under the contract.

The prime contractor assumes all obligations prescribed as employer obligations under the CFR 1910 & 1926 standards whether or not they subcontract any part of the work. With respect to subcontracted work, the prime contractor and subcontractors shall be deemed to have joint safety and health responsibility of the work site.

TECHNICAL SPECIFICATIONS

1. Contractor shall perform an environmental survey and abate all present asbestos where applicable.
2. Demolish primary structure and all ancillary structures on property such as garages, and sheds, and all paved surfaces including driveways, service walks and patios unless

otherwise noted. Haul debris to an appropriate landfill. All structural elements, including basement walls and floor, are to be removed unless otherwise noted.

3. Remove all foundations unless portions are needed to support neighbor's driveway, sidewalk, or adjacent structure. The basement walls and floors, if any, for these properties must be completely removed.
4. Any vehicles located on site shall be removed.
5. All concrete except for the curb and sidewalk shall be removed from the site and replaced with lawn.
6. Remove foundation plantings and any dead trees or landscaping.
7. Remove any fencing located on the property.
8. Some structures may contain household debris. Contractor is responsible for the removal of this debris prior to demolition. If there is an excessive amount of debris that is required to be removed, the costs may be included as an addendum to the bid document.
9. After the removal of the building, asphalt/concrete slabs, etc., all removed items shall be undercut to suitable material and then backfilled with clean fill suitable for growing grass as well as the redevelopment of the site. The foundation hole shall be backfilled and compacted to 95% standard proctor with clean, low moisture clay and covered with a minimum of 6" of clean topsoil.
10. Provide a finished site that is level and free of debris, including along lot lines. The contractor shall, to the greatest extent possible, ensure that grass can be regrown on the site and that the site can be safely mowed. The contractor shall seed the site (6 lbs. per 1000 sq. ft.) and provide a cover of straw.

REQUIRED PROCEDURES & INSPECTIONS

Contractor is responsible for notifying and coordinating the following:

- Notification to the adjacent properties, including the date and time of the demolition, with a minimum of at least 24 hours prior to commencing work.
- Coordinating the shutoff of all utilities to the property, including the assurance there is no loss of utilities to surrounding properties.
- Notification to the Hamilton County Building Inspector at the start of demolition.
- If applicable, notification to the Public Works Department when barricades and street closures are in place.

Contractor is also responsible for the following:

- Contractor must secure all necessary permits including, but not limited to, Permit to Demolish, Sewer Permit, Right-of-Way Permit, and Hydrant Permit. If necessary, applicable sidewalk repair permits shall be secured.
- Contractor shall provide for the thorough inspection of the building for compliance with Ohio EPA and National Emissions Standards for Hazardous Air Pollutants (NESHAP). Notification to the appropriate delegated entity prior to the demolition is required. (See Ohio Administrative Code 3745-20-02)
- Contractor shall always have a competent and experienced Site Manager/Superintendent on site when work is taking place.
- Demolitions shall be performed during normal work hours, Monday through Friday between 8:00AM and 6:00PM. The contractor may not start a demolition on a Friday that cannot be completed in one day to prevent a partially demolished site left unattended over a weekend.
- Contractor must provide protection, warning signs, barricades, and fall protection, and any other necessary precautions to protect workers and/or bystanders. Unnecessary hazards should be eliminated before leaving the jobsite at the end of each day. Hazards such as missing sidewalks and debris must be barricaded with yellow caution tape. Contractor shall reinstall fall protection and safety precautions at the end of each workday, if removed during that day.
- In general, dust, noise, and inconvenience to neighbors shall be controlled and minimized. The contractor shall describe in their bid how they propose to control dust on the site.
- The foundation hole is to be clean of combustible material prior to backfill.
- Contractor is responsible for keeping all public roads free of mud and debris throughout this contract. This may require a full-time mechanical broom to be utilized. Colerain Township will hire the service and charge the contractor if contractor fails to comply.
- The foundation footings, walls and slabs are to be demolished so as to not cause water accumulation on the premises. Basement walls, if any, for these properties must be completely removed, with the floor slab broken and the basement cavity filled with low-moisture, compacted clay to allow for redevelopment of the site. The foundation hole will be backfilled and compacted to 95% standard proctor with clean, low moisture clay and covered with a minimum of 6" of clean topsoil.
- Sewer laterals are to be properly terminated and staked outside of the demolished building foundation line as close to the public right of way as conditions permit. Terminations are to be made with a mechanically tight seal cap per Metropolitan Sewer District specifications.

- David Miller is to be notified (513.923.5012) prior to backfill procedures taking place.
- The final grade on the demolition site shall be filled to the level of the surrounding grades on the site. The site shall be graded in such a way that water is prevented from ponding and or causing damage to structures on the premises or adjacent properties.
- Adequate measures such as seed and straw and silt fencing shall be taken to prevent erosion of the property. These measures may be left in place after turnover to Duke. The contractor managing this project will assume responsibility for the erosion control and will incorporate it into the overall measures being maintained on the site.

Final Inspection is REQUIRED. David Miller is to be notified at 513-923-5012 when the final grade, erosion control and site clean-up is completed.

General Information:

- Hamilton County Dept. of Environmental Services 513-946-7777
- Cincinnati Water Works 513-591-7700
 - Fire Hydrant Use/Water Permit (temporary use) 513-591-7830
- Electrical Inspections (513) 381-6080
- Duke Energy Emergency Only
 - Electric 513-651-4182
 - Gas 513-651-4466
- Ohio Dig Safe 800-362-2764
- Cincinnati Bell 513-565-6090

Business Development and Permit Center

Hamilton County Planning + Development
County Administration Building
138 E. Court Street Room 801
Cincinnati, Ohio 45202
General Phone: (513) 946-4550
Fax: (513) 946-4511

Interactive Voice Response System (IVR):

(513) 946-3780 (to schedule inspections automatically)

All [Building Inspectors](#) and [Plan Examiners](#) will return phone messages left on voice mail as soon as possible. However, all inspection requests **MUST** be made through the IVR system. Inspection requests left on voice mail **WILL NOT BE SCHEDULED**.

BID PROPOSAL

9929 Capstan Drive, Colerain Township, OH 45251	\$ _____
2864 Houston Road, Colerain Township, OH 45251	\$ _____
8806 Nabida Drive, Colerain Township, OH 45247	\$ _____
3483 Niagara Street, Colerain Township, OH 45251	\$ _____
Total	\$ _____

A Bid Bond is not required. However, a performance bond for 100% of the contract value is required.

BID SUBMITTAL

SUBMITTED ON _____, 20__

Company Name: _____

Name of person authorized to sign: _____

Signature of person authorized to sign: _____

Title: _____

Address _____

Phone No. _____

Fax No. _____

Email _____

State Contractor License No. _____

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.

(Seal)

Signature of Notary Public: _____

My Commission Expires: _____