Hamilton County Landbank

A MANAGED ENTITY OF THE PORT

685 Halsey Ave – Residential Structure Demolition

General

The Hamilton County Land Reutilization Corporation (HCLRC) is an Ohio non-profit community improvement corporation organized and existing under Ohio Revised Code Chapters 1724 and 1702. 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 1300 properties. To accomplish this task, the Landbank is seeking proposals from qualified contractors to perform rubble removal, excavation, site clearing, backfill, and grading.

Pre-Bid Meeting

On 11/9/2026 at 3PM-4 PM, a pre-bid meeting will be held with Landbank's Project Manager at demolition site 685 Halsey Ave to review this Request for Proposal (RFP). The meeting starting point will be on the front of the property. (Within Red Square On Map Below)



Office: 513.621.3000 | **Email:** drobinson@cincinnatiport.org
221 East Fourth Street, Suite 300
Cincinnati, OH 45202

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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 221 East 4th St Suite 200, Cincinnati, Ohio 45202 or emailed to drobinson@cincinnatiport.org.

*All Bid Proposals must be received by [**5PM**] on [**11/13/2026**].*

*Bid will be awarded by [**5 PM**] on [**11/16/2026**]*

Scope Of Work

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

1. Obtain and pay for all permits required for demolition, foundation removal, and excavation activities.
2. Demolish single family structure on the property also remove all footings, foundation walls, walkways, driveway, and retaining walls.
3. Verify existing site conditions prior to commencement of work.
4. Locate and protect all underground and overhead utilities.
5. Remove and legally dispose of all demolition` debris and unsuitable materials.
6. Maintain haul logs for debris disposal and recycled material.
7. Backfill excavated areas with approved clean fill material.
8. Compact fill in lifts with compaction sufficient to prevent future settlement and add a top layer of topsoil.
9. Fine grade the site to match surrounding conditions.
10. Provide landfill receipts and disposal documentation.
11. Provide before, during, and after photographs documenting all work phases.
12. Provide temporary fencing and site security for duration of work.

Site Specific Conditions

The purpose of this project is the complete demolition of the existing residential structure and the proper removal and disposal of all associated demolition debris to facilitate future site reuse and redevelopment activities. The demolition needs to be completed by 12/31/2026, extensions are subject to mutual agreement amongst both parties involved. Contractor will be provided geo-technical survey/report to use.

The property is generally flat and accessible**; however, contractors should be aware that the site is located on a smaller, single-lane street** which may present logistical challenges related to equipment access, traffic management, staging areas, material hauling, and debris removal operations. Contractors shall account for these conditions in their means, methods, scheduling, and pricing.

Contractors shall perform all demolition activities in accordance with applicable federal, state, and local regulations and shall be responsible for securing and maintaining the site throughout the duration of the work. **All demolition debris, including foundations, slabs, footers, and any associated site improvements encountered during demolition, shall be removed from the property and disposed of at approved facilities unless otherwise directed by the Project Manager.**

If demolition activities reveal substantial underground debris, buried foundation elements, rubble, or other unforeseen obstructions requiring additional excavation and disposal beyond the anticipated scope, the contractor shall immediately notify the Project Manager before proceeding. **Any additional work shall be reviewed and approved prior to execution, and compensation, if warranted, shall be addressed through the change order process.**

Contractors shall remove all shrubbery, brush, weeds, grass overgrowth, and other ground vegetation necessary to complete the demolition work and leave the site in a clean and graded condition. **The tree located immediately adjacent to the structure will be removed by a third-party contractor prior to demolition and is not included within this scope of work.** No additional tree removal is required unless specifically authorized by the Project Manager.

Underground Utilities and Unknown Obstructions

Existing utility services to the structure are anticipated to be disconnected and abandoned prior to demolition activities. However, contractors shall anticipate the potential presence of abandoned utility lines, service connections, underground piping, foundations, and other subsurface obstructions**. Contractors shall field verify existing conditions and exercise caution during all excavation and demolition operations.**

Any utilities, utility appurtenances, or underground infrastructure encountered during demolition shall be protected, removed, capped, or otherwise addressed in accordance with applicable regulations, utility owner requirements, and local agency standards. Contractors shall be responsible for coordinating with the appropriate utility providers as necessary to ensure safe demolition operations.

685 Halsey Ave – Residential Structure Demolition



ADDRESS: 685 Halsey Ave, Cincinnati, OH, 45204

LOT DIMENSIONS: 183 X 240 Sqft IRR

NEIGHBORHOOD: Sedamsville

BUILDING SQFT: 1,107 SqFt

YEAR BUILT: 1885

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 # OF STORIES: 1

PARCEL ID# : 155-0048-0001-00

NOTES FOR WALK-THROUGH

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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

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Demolition & Structure Removal	$
Debris Hauling & Disposal	$
Site Restoration (Backfill & Grading)	$
Permitting	$
Prevailing Wage Costs (If Applicable)	$
Total Cost	**$**
If Awarded By 11/16/2026, What Is Your Estimated Date Of Completion?	_____/_____/_____

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

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GUIDELINES FOR VALID BID DURING THE PERFORMANCE OF DEMOLITION

Pre-Demolition

- Secure all necessary permits related to demolition, debris removal, excavation, grading, street occupancy, traffic control, and site restoration, as applicable. All work shall conform to applicable federal, state, and local codes and the requirements of authorities having jurisdiction. The Contractor shall secure and pay for all permits, tests, inspections, and approvals required for the Work.
- Notify the Port of Greater Cincinnati Development Authority (Port Authority) of the date and time demolition activities will commence **at least forty-eight (48) hours prior to beginning work.**
- Property dimensions and quantities are obtained from Hamilton County Auditor records and, although deemed reliable, shall be field verified by the Contractor prior to submitting a bid.
- The Contractor shall visit the property and site to become familiar with all existing conditions, site access limitations, utility locations, adjacent improvements, overhead and underground obstructions, traffic conditions, and any other circumstances that may affect the Work prior to commencing demolition activities.
- **The site is located on a narrow, one-lane street. The Contractor shall evaluate and account for any access, staging, equipment mobilization, debris hauling, parking, traffic control, and public safety considerations associated with the restricted roadway conditions.**
- **The tree immediately adjacent to the structure is excluded from this scope of work and will be removed by a third-party contractor.** The Contractor shall coordinate demolition activities as necessary to avoid damage to any trees, vegetation, or improvements designated to remain.
- Comply with all notification requirements and information provided by the Ohio Utility Protection Service (OUPS) prior to excavation and throughout the duration of the Work.

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- Prior to beginning demolition activities, the Contractor shall perform and submit a photographic pre-construction survey documenting the condition of adjacent structures, sidewalks, curbs, retaining walls, roadways, utilities, and other improvements that may be impacted by the Work.
- The Contractor shall ensure temporary fencing is installed and maintained for the entire duration of the Work to restrict unauthorized access and maintain site safety.
- The Contractor shall implement all necessary dust control, erosion control, and debris containment measures to prevent impacts to neighboring properties and the public right-of-way throughout demolition operations.

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 fifteen (15) days of the Notice to Proceed. All work is to be completed within thirty (30) days of the Notice to Proceed. **There will be an assessment of one hundred dollars ($100) in liquidated damages for each working day the Contractor remains in default of the contract completion date.**
- The Contractor shall protect existing City sidewalks, curbs, roadways, utility structures, and all adjacent public improvements throughout the duration of the Work. Any damage caused by demolition operations, equipment mobilization, hauling activities, or related construction operations shall be repaired or replaced by the Contractor at no additional cost to the Owner.
- Begin and complete contract work within the contract dates. The Port Authority reserves the right to cancel the contract if work is not completed within the time limitations of this contract without making substitutions or payments for work not completed.
- The Contractor shall maintain safe and continuous access to adjacent properties and public rights-of-way throughout the duration of the Work.

- If recyclable materials are generated during demolition, the Contractor is strongly encouraged to recycle materials whenever practical, including but not limited to aluminum, steel, cast iron, copper, and other recoverable metals.
- The Contractor shall remove the entire structure, including foundations, footers, slabs, and associated debris unless otherwise directed by the Project Manager.
- Existing utility services are anticipated to be disconnected and abandoned prior to demolition. However, the Contractor shall exercise caution during demolition and grading activities and shall protect or properly address any abandoned utility lines, service connections, underground piping, or other subsurface infrastructure encountered.
- Open excavations, foundation removals, or other hazardous conditions created by demolition activities shall not remain unattended without appropriate barricades, fencing, or other safety measures.
- The Contractor shall comply with all applicable OSHA standards and safety regulations throughout the duration of the Work.
- Demolition debris shall be loaded, transported, and disposed of in accordance with all applicable federal, state, and local regulations. No demolition debris shall be buried, stockpiled, or left on-site without written authorization from the Project Manager.

Post Demolition

- Upon completion of demolition activities, the Contractor shall remove all demolition debris, foundations, footers, slabs, rubbish, and miscellaneous materials generated by the Work from the property. The site shall be left in a clean, safe, and orderly condition free of hazards and debris.
- Any excavation, foundation removal areas, or depressions resulting from demolition activities shall be backfilled with approved clean fill material as necessary and graded to match surrounding conditions. Fill material shall be placed and compacted in a manner sufficient to minimize future settlement and provide positive drainage across the site.
- The Contractor shall leave the property in a smooth, stabilized, and mowable condition, free of construction debris, stockpiled materials, equipment, and waste.

- Any damage to adjacent properties, sidewalks, curbs, streets, utilities, or public improvements resulting from demolition activities shall be repaired or restored by the Contractor at no additional cost to the Owner.
- The Contractor shall provide the Port Authority, prior to and as an additional condition of payment for work performed, with **verified original receipts from an approved landfill, transfer station, recycling facility, or disposal site** as evidence that all demolition debris and waste materials generated from the project were disposed of in a proper and lawful manner.
- Disposal documentation shall include, the project address (**685 Halsey Avenue, Cincinnati, Ohio 45204**), the name and location of the receiving facility, disposal dates, quantities disposed, and shall clearly demonstrate that materials removed from the site were properly handled.
- Final payment shall be contingent upon satisfactory completion of all demolition activities, removal of debris, final grading, site cleanup, and submission of all required disposal documentation.

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.
- **Please direct any questions to Dominic Robinson at 513-991-7855 or drobinson@cincinnatiport.org**
- **A Bid Bond is not required. However, a performance bond for 100% of the contract value is required.**

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 1115-1120 Myrtle Ave –

Foundation Removal. 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:

- Contact Information. Name, address, phone number of the firm as well as name, phone number and email address of the firm's representative.
- Completed Bidding Form
- Description of Proposed Services and Specifications. Information on any variations or additions to scope is recommended.
- 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:

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

Project Administration

Contractors are required to sign a Contractor Agreement with The Port to govern the relationship.

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.

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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.

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.

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






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Map of parcel



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BID SUBMITTAL INFORMATION

Submission Date:

_____

Company Name:

_____

Name of Person Authorized to Sign:

_____

Signature of Person Authorized to Sign:

_____

Title:

_____

Address:

_____

Phone Number:

_____

Email:

_____

State/City 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: _____

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