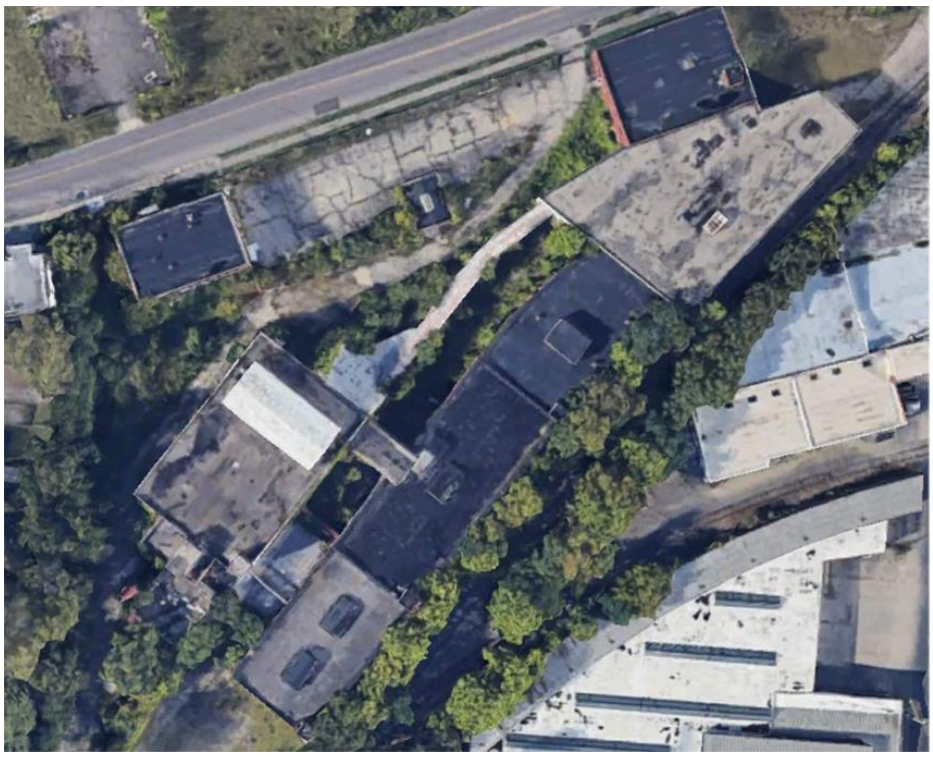
RFP for Selective Demolition and Abatement of Asbestos

REQUEST FOR PROPOSALS
WITH A STIPULATED SUM PRICE FOR WRECKING & ABATEMENT SERVICES

2511 Highland Ave
Norwood, OH 45212



Port of Greater Cincinnati Development Authority

221 East Fourth Street, Suite 200
Cincinnati, OH 45202
(513) 632-3720
www.cincinnatiport.org

Contract: 2611.01
Issue Date: Tuesday 11/11/2026
Proposal Due Date: Friday, 12/4/2026

THE PORT
Making Real Estate Work

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PROJECT INFORMATION

The Port seeks qualified firms to provide mass demolition and asbestos abatement services for the demolition of 2511 Highland Ave Norwood, OH 45212.

Project Identification: 2511 Highland Ave for selective demolition and asbestos abatement.

Project Location: 2511 Highland Ave Norwood, OH 45212

Property Owner: Hamilton County Land Reutilization Corporation (Landbank)

Contracting Entity: Port of Greater Cincinnati Development Authority (The Port)

Project Manager: Nick Stone (nstone@cincinnatiport.org) and Scott Betz (sbetz@cincinnatiport.org)

Project Description: The project consists of asbestos abatement, selective structural wrecking, and other specified scope as described in Exhibit C: Project Drawings, and Project Environmental Reports.

SCOPE OF WORK

Respondents must address the following components, including their ability to manage the wrecking activities associated with the building, including creating proposal documents and securing permits for the following work. **This project has a prevailing wage requirement.**

Base Scope

i. Asbestos abatement throughout campus and selective interior demolition necessary to access asbestos (As defined in Exhibit D1 asbestos report).
ii. Complete interior cleanout.
iii. Site clearing of vegetation and overgrowth.
iv. Complete board-up of all windows, doors, and openings of all structures.
v. Lowering and decommissioning of (2) elevators.
vi. Contractor shall obtain and pay for all permits required for demolition, abatement, and excavation activities.

Alternate 1 Scope

i. Mass Demolition of building H and walkway between building D & K and temporary board up (as defined in the Exhibit C1 & Exhibit C2 drawings).

RFP for Selective Demolition and Abatement of Asbestos

SUBMISSION PROCESS

Proposals will be assessed on firms' ability to undertake, manage, and complete the project in a cost-effective manner.

Respondents must be prequalified by the Owner. A link to the prequalification application can be found here. Firms must be properly licensed under the laws governing their respective trades and be able to obtain the insurance and bonds required for the Work.

Site Visits

Prospective bidders are required to attend at least one site visit at 2511 Highland Ave Norwood, OH 45212 during the scheduled times outlined below prior to submission of bids. Prospective bidders are not required to attend both site inspections. If a prospective bidder is unable to attend a site inspection during the scheduled times due to scheduling conflicts, please notify Port staff in advance for consideration for additional availability.

RFP Schedule

Activity	**Deadline**
RFP issued	11/11/2026
Site Inspections	11/17/2026 at 9am
Site Inspections	11/20/2026 at 9am
RFI's Due	11/23/2026 at 5pm
Proposals Due	12/4/2026 at 5pm
Anticipated Commencement	January 2027

Submission Deadline and Contact Information

Proposals must be submitted by **5:00 PM on 12/4/2026** via email to:

Scott Betz
sbetz@cincinnatiport.org

Nick Stone
nstone@cincinnatiport.org

Late submissions will not be considered. Questions regarding this RFP should be directed via email to Nick Stone.

Submission Checklist

- Bid Form Stipulated Sum
- Contractor Experience Form and Supplemental Information (listed below)
- Non-Collusion Affidavit
- Pre-qualification packet (link to application)

Contractor Experience Supplemental Information

All proposals will provide, in the following order, the following required information to demonstrate that the company has the experience, knowledge, personnel, and equipment needed to successfully complete the services. The required submittals are:

- **Cover Letter:** Provide a cover letter introducing your firm and proposal. The letterhead should indicate the address of the performing office.

- **Company Overview:** Provide an overview of the company detailing the total number and discipline breakdown of professional staff, relevant professional credentials (i.e. CCM, PMP), and the history of the company.

    - **Project Management Firm Experience / Project Profiles:** Provide a minimum of 4, maximum of 10 project profiles. Preferred projects presented should demonstrate experience with demolition and asbestos abatement projects of similar or greater size and complexity to the scope of this bid. For each project, include the client's name, project name, project location, summary of services directly performed, and overall demolition & abatement budget. Provide Owner references for at least three (3) of the projects, including name, title, and phone number.

    - **Key Project Personnel / Project Organization:**
        - Key Personnel: PM should have demonstrated experience in the construction industry; relevant professional certifications and designations are preferred. Provide resumes or bios for the Project Manager candidate and supporting professionals who will be performing the services.
        - Project Organization: Identify roles and responsibilities, reporting relationships, and use of subconsultants. Identify whether project management services will be self-performed or utilize subconsultants. Identify each subconsultant.

- **Insurance:** The firm will provide evidence of professional liability and business insurance as described in the Procurement Specifications at the following coverage limits:
  - $10,000,000 in General Liability
  - $1,000,000 in Automobile Liability
  - $5,000,000 in Professional Liability
  - $5,000,000 in Environmental Liability

- **Economic Opportunity**
  - Describe the planned use of small, local, or emerging subcontractors on this project.
  - Describe the company's outreach or recruitment efforts to engage small, local, or emerging subcontractors.
  - Describe any workforce development or apprenticeship opportunities that the company engages in and, if applicable, what workforce development or apprenticeship opportunities the proposal would provide.

TERMS & CONDITIONS

- This RFP does not commit The Port to award a contract or pay any costs incurred in the preparation of a proposal.
- The Port reserves the right to reject any and all contractors or proposals, to waive any informalities or irregularities in the proposals received, or to accept any proposal which is deemed most favorable to The Port
- The Port reserves the right to conduct interviews at its discretion.

1. TIME OF COMPLETION AND LIQUIDATED DAMAGES
    a. The successful Contractor shall begin the Work on receipt of the Notice to Proceed and shall complete the work as designated in Exhibit A.

2. RESPONDENT'S QUALIFICATIONS
    a. Respondents must be prequalified by Owner.
    b. Respondents must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the Work.
    c. Each Respondent may submit with his proposal, and in the event required by The Port shall, submit the following information within five (5) days of a receipt of notice from The Port for said information:
        i. A statement confirming the Respondent’s permanent place of business and address.
        ii. A statement describing the equipment the Respondent proposes to use on the Project, together with a statement noting which of these items the Respondent owns in addition to those items they do not own but are certain they will be able to rent or otherwise procure for use on the project.
        iii. A financial statement, duly sworn, in form acceptable to The Port, listing current assets and liabilities.
        iv. A letter from a qualified surety addressed to The Port demonstrating the Respondent’s ability to obtain the Payment and Performance Bonds required hereunder.
        v. Statement listing projects of similar nature in which the Respondent has directly constructed or otherwise been actively engaged in a responsible capacity.
        vi. Any additional relevant information requested by The Port that would demonstrate the Respondent’s ability to fulfill the Contract.

3. THE PORT’S AUTHORITY TO ACCEPT OR REJECT PROPOSALS

a. The Landbank reserves the right to reject any and all contractors or proposals, to waive any informalities or irregularities in the proposals received, or to accept any proposal which is deemed most favorable to The Port.

4. RESPONDENT'S REPRESENTATIONS:

   By submitting a Proposal, the Respondent represents the following:

   a. The Respondent has read and understands the proposal documents;
   b. The Respondent understands how the RFP proposal documents relate to other portions of the project, if applicable;
   c. The Proposal complies with the proposal documents;
   d. The Respondent has visited the site, is familiar with local conditions under which the work is to be performed, and has correlated the Respondent's observations with the requirements of the proposed contract documents;
   e. The proposal is based on the materials, equipment, and systems required by the proposal documents without exception; and
   f. The Respondent has read and understands the provisions set forth in the form of Agreement between the Owner and Contractor.

5. PROPOSAL DOCUMENTS

   a. Respondents shall use complete Proposal Documents in preparing Proposals. The Port or its consultants shall not be responsible for errors or misinterpretations resulting from the use of incomplete proposal documents.
   b. The proposal documents will be available for the sole purpose of obtaining Proposals on the work. No license or grant of use is conferred by distribution of the Proposal Documents.

6. PROPOSAL REQUIREMENT

   a. If the Work included in the proposal covers general construction and if the Proposal Forms include alternates, each Respondent must submit a proposal for each alternate.
   b. Each Respondent shall submit only one proposal.
   c. Each Respondent must submit with their proposal special data, if any, in respect to items of equipment, alternates, or other items, which any section of the Contract Document requires to be submitted with each proposal.

7. CONDITIONS IN THE RESPONDENT'S PROPOSAL

   a. A Respondent shall not stipulate in their proposal any conditions not contained in the Form of Proposal included in the Contract Documents. Such stipulations may be cause for rejection of the Proposal.

8. SUB-CONTRACTS
    a. Contractor may be permitted to sub-contract a portion of the Work subject to written approval from The Port.
    b. Contractor shall not contract with a person or entity to whom the Owner has made reasonable objection. The Contractor shall not be required to contract with anyone to whom the Contractor has made reasonable objection.
    c. The Port reserve the right to collect SBE subcontractor participation data for reporting purposes.

9. MODIFICATION OR INTERPRETATION OF THE RFP DOCUMENTS.
    a. The Respondent shall carefully study the Proposal Documents, shall examine the site and local conditions, and shall notify The Port of errors, inconsistencies, or ambiguities discovered and request clarification or interpretation.
    b. Each Respondent must fully inform themselves of the conditions relating to the construction of the project and the employment of labor thereon. Failure to do so will not relieve a successful Respondent of their obligation to furnish all material and labor necessary to carry out the provisions of their contract.
    c. If any person contemplating submitting a proposal for any contract on this Project is in doubt as to the true meaning of any part of the Contract Drawings, Specifications, or other sections of the Contract Documents, they may submit to The Port a written request for an interpretation thereof.
    d. No oral interpretations will be made as to the meaning of any of the Contract Documents.
    e. All requests must be received in writing by The Port.
    f. Inquiries received after 5:00 PM on November 23, 2026, will not be considered.
    g. Address requests to Nick Stone, Senior Development Associate, nstone@cincinnatiport.org and Scott Betz, Director of Development, sbetz@cincinnatiport.org.
    h. Any interpretation of the Contract Documents or Contract Drawings will be made only by addendum duly issued or delivered to each person receiving a set of such documents. The Port will not be responsible for any other explanations or interpretations of the Contract Documents or Contract Drawings.
    i. All applicable federal, state, and local laws, municipal ordinances, and the rules and regulations of all authorities having jurisdiction over construction of the projects shall apply to the contract throughout, and they will be deemed to be included in the contract the same as though herein written in full.
    j. No statement, representation, opinion, promise or instruction contained in any of the Contract Documents or made in connection with performance of this Contract by a Hamilton County Landbank employee, during and in the scope and course of the officer or employee's employment with The Port, shall be deemed to constitute

a statement, representation, opinion, promise or instruction of such person in their individual capacity, and neither The Port President/CEO by virtue of authorizing the execution of this Agreement, nor The Port President/CEO by virtue of having executed such Agreement shall be held personally liable or accountable for such activity.

10. ANTI-KICKBACK

a. Contractor affirms and declares that it has not accepted or given any money, fee commission, credit, gift, gratuity, thing of value, or compensation of any kind provided, directly or indirectly, from any person for the purpose of improperly obtaining or rewarding favorable treatment in connection with this Contract or in connection with a subcontract relating to this Contract.
b. Contractor shall submit the Non-Collusion Affidavit with the Proposal Form.

11. WITHDRAWL OF PROPOSAL

a. Any Respondent may withdraw their proposal at any time prior to the opening of proposals by The Port. No proposal may be withdrawn after the opening of proposals without the prior written consent of The Port.

12. REJECTION OF PROPOSALS

a. The Port may reject the proposal of any Respondent for any lawful reason, including but not limited to the proposals of Respondents that are in arrears to The Port or any of its managed entities from any cause, or who in former contracts with the State of Ohio, Hamilton County, the City of Cincinnati, or The Port performed the work unsatisfactorily, either in the character of the work or the time consumed in its completion by neglect or willful delay. The Port may also reject the proposal of any Respondent that is on any state or local debarment list.

13. LICENSE OR ROYALTY FEES

a. If the Project is designed so as to require the use of a process or processes (as distinguished from article, apparatus, or equipment) for which licenses or royalty fees will be charged, such fees for the use of such process or processes will be paid directly by The Port to the patentee, licensee or The Port of such a process, and Respondents shall include such fees in their proposals, and specifically set forth the amount of such fees in their proposals.

14. SIGNING OF PROPOSAL

a. Proposals signed on behalf of a partnership should be signed by all of the partners, or by an authorized partner. If signed by an authorized partner, there should be

attached to the proposal a partnership management decision evidencing the partner's authority to sign the proposal.

b. Proposals which are signed for a corporation should have the correct corporate name thereof, and the signature of the president or other authorized officer of the corporation should accompany the written or typewritten corporate name.

c. If proposals are signed for any other legal entity, the authority of the person signing for such legal entity should be attached to the proposal.

15. AWARD

a. Subject to the right of The Port to reject each and every proposal, The Port will select a Respondent with whom Hamilton County Landbank staff shall commence contract negotiations based on which proposal is expected to be most advantageous to The Port. The selection of a proposal shall not imply acceptance by The Port of any or all terms in the proposal, which may be subject to further negotiations and approvals before The Port may be legally bound thereby. If a satisfactory contract cannot be negotiated in a reasonable time, The Port, in its sole discretion, may terminate negotiations with the highest ranked Respondent and begin contract negotiations with the next highest ranked Respondent. In determining which proposal is most advantageous, The Port may take into consideration not only the amount of the proposal, but any criteria as The Port, in its discretion, deems appropriate, and The Port may give such weight thereto as it deems appropriate, for example:

   i. The Respondent's financial condition and ability to complete the Contract successfully without resort to its surety;
   ii. The Respondent's prior experience, including experience with similar work on comparable or more complex projects;
   iii. The competency and experience of the Respondent's proposed supervisory and management staff;
   iv. The Respondent's prior history for the successful and timely completion of projects;
   v. The Respondent's equipment and facilities;
   vi. The adequacy, in numbers and experience, of the Respondent's workforce to complete the Contract successfully and on time;
   vii. The Respondent's prior experience on other projects of The Port, including the Respondent's demonstrated ability to complete its work on these projects in accordance with the Contract and on time;
   viii. The Respondent's history of compliance with federal, state, and local laws, rules, and regulations;
   ix. The Port's prior experience with the Respondent's surety;
   x. The Respondent's interest in the Work as evidenced by its attendance at any pre-proposal meetings or conferences for Respondent;

xi. The Respondent's ability to work with The Port and its agent(s) personnel as a willing, cooperative and successful team member;

xii. The Respondent shall certify it has not had a professional license revoked in the past five years in Ohio or in any other state;

xiii. The Respondent shall certify it has not been debarred from any public contract, federal, state or local, in the past five years;

16. DEFINITION OF AWARD

a. The Contract shall be deemed to have been awarded upon successful execution of the Contract by The Port and Contractor.

b. The Port reserves the right to withhold award of the Contract for a period not to exceed (120) calendar days from date of proposal opening. The Respondent understands and agrees to hold their proposal and its proposal security valid for this period of time.

c. At any time during the (120) calendar days, The Port, at its sole discretion and without recourse by the Respondent, may decide not to award the Contract. If the Contract is not awarded within the (120) calendar days, the proposal will be determined to be void and null and the Respondent's proposal security will be returned in full.

17. EXECUTION OF CONTRACTS AND BONDS

a. Each Contract must be executed in three (3) counterparts and no more Two (2) copies of such executed documents will be retained by The Port; the other one (1) will be delivered to the Contractor. The successful Contractor must provide evidence of workers' compensation insurance, general liability and property damage insurance, and other insurance as outlined in the Procurement Specifications. The costs of executing the contract and insurance, including all notarial fees and expenses, are to be paid by the Contractor to whom the contract is awarded.

EXHIBITS

A. RFP Forms

1. Non-Collusion Affidavit
2. Bid Form Stipulated Sum

B. Procurement Specifications

1. Port Procurement Specifications

C. Project Drawings

1. Demolition Drawings Permit Set Drawing 101
2. Demolition Drawings Permit Set Drawing 102

D. Project Environmental Reports

1. Pre-Demolition Asbestos & Hazardous Materials Survey
2. Environmental Site Assessments available upon request

E. Site Map

1. Perry and Derrick Site Map (Buildings A, B, and G have been previously demolished).