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 15th.

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 Landbanks website (www.CincinnatiPort.org and www.HamiltonCountyLandbank.org). The Landbank encourages all qualified firms to apply.

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 of 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 15th, 2020
Proposals Due:	May 15th, 2020
Notification of Award:	May 22nd, 2020 (anticipated)
Execution of Contract:	June 1st, 2020 (anticipated)
Commencement of Work:	July 1st, 2020 (anticipated)

Loth St


OHIO
PARKER
EUREKA
GRAHAM
PARK
ELYSIAN
VINE
THILL
RICE
LEROY
VALROY
VALENCIA
GLENCOE
BERONDA
ADMORED
EAST
LOTH
JUSTIS
ST JOE
VAN LEAR
UNNAMED
KIRK
MULBERRY
CLIFTON
WALSH
GAGE
CALUMET
WINKLER
BOSLER
MASON
AUDREY
ELEANOR
HUNTINGTON
The Port Properties Phase One
Potential Phase Two
N
Feet
0
125
250
500

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 nearing 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 M. Horn, P.E.

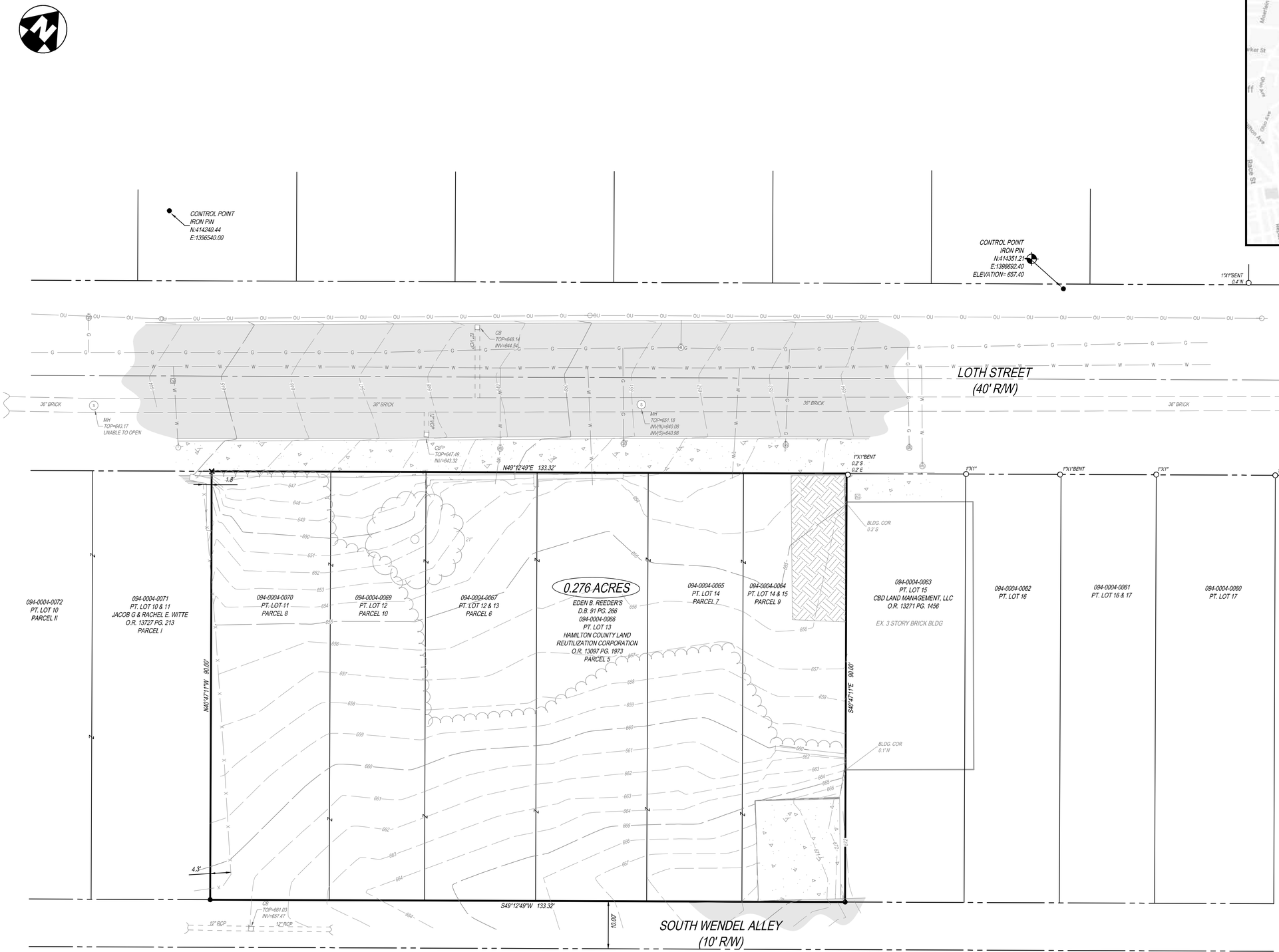
Patrick A. Knoll, P.E.

20CN0040

Loth Street Residences

TEST PIT	DEPTH	SOIL DESCRIPTION AND NOTES
1	0-6.5’	Building Rubble (Fill)
	6.5’-11’	Brown Clay Trace Limestone Cobble (Fill)
	11’-13’	Brown and Gray Clay (Fill)
2	0-4’	Building Rubble, Mostly Brick (Fill)
	4’-12’	Brown and Gray Clay with Sand (Fill)
3	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)

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES



VICINITY MAP
N.T.S

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

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.

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.

OHIO811.org Before You Dig

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LANDSCAPE ARCHITECTURE
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6219 Centre Park Dr.
West Chester, OH 45069
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SEAL:

STATE OF OHIO
MATTHEW D. HABEDANK
8611
REGISTERED
PROFESSIONAL SURVEYOR

NO.	DATE	DESCRIPTION
1.	2-20-2020	BOUNDARY - JDB
2.	3-2-2020	REVISIONS - JDB

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'
0 5 10 20

SHEET NAME:
LOTH STREET DEVELOPMENT

SHEET NO.
1 OF 1