REQUEST FOR PROPOSALS

Parking Lot Repaving in Bond Hill



7030 Reading Rd
Cincinnati, OH 45237

FOR THE

The Port of Greater Cincinnati Development Authority

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

Issue Date: October 30, 2026
Proposal Due Date: November 13, 2026

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PROJECT INFORMATION

The Port of Greater Cincinnati Development Authority seeks qualified firms to provide asphalt paving services for a parking lot improvement project located at 7030 Reading Rd.

Project Identification: Parking Lot Repaving – 7030 Reading Rd

Project Location: 7030 Reading Rd, Cincinnati, OH 45237

Owner: The Port of Greater Cincinnati Development Authority (The Port)

Project Manager: Sydney Geckler (sgeckler@cincinnatiport.org)

Project Description: The project consists of milling, repaving, and restriping of identified parking lots.

SCOPE OF WORK

Respondents must address the following components, including their ability to manage the construction activities associated with the repaving, including securing permits for the following work.

Scope of Work: A, B, E

- Mill and excavate deteriorated asphalt or concrete for A, B, E.
- Compact subbase and install new pavement.
- Restripe per existing layout where applicable.

ALTERNATE #1: C

- Mill, excavate, and dispose of deteriorated asphalt or concrete located at C.
- Seed and straw identified area.

ALTERNATE #2: D

- Mill and excavate deteriorated asphalt or concrete at D.
- Compact subbase and install new pavement.
- Restripe per existing layout where applicable.



SUBMISSION PROCESS

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

Respondents must be prequalified by the Owner and must register as a City Vendor here if they have not previously registered. 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. 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

Site Visit

A site visit will be held for prospective applicants at 7030 Reading Rd on November 9, 2026 at 1:00PM local time.

RFP Schedule

Activity	Schedule
RFP issued	10/30/2026
Meet & Confer	11/9/2026 at 9:00AM
Site Inspections	11/9/2026 at 1:00PM
Proposals Due	11/13/26 at Noon
Anticipated Commencement	11/20/2026

Submission Deadline and Contact Information

Proposals must be submitted by noon on 11/13/2026 via email to:

Sydney Geckler
sgeckler@cincinnatiport.org

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

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 The Port's 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 within the Contract Time.

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 Respondent's ability to fulfill the Contract.

3. THE PORT'S AUTHORITY TO ACCEPT OR REJECT PROPOSALS
    a. 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.

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 for liquidated damages 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. Contractor shall commit to assisting Owner achieve compliance with the City of Cincinnati's Small Business Enterprise Program. The City of Cincinnati has an aspirational goal that 30% of its total dollars spent for construction and 15% of its total dollars spent for supplies/services and professional services be spent with Small Business Enterprises ("SBE"s). Accordingly, Contractor shall use its best efforts and take affirmative steps to assure that SBEs are utilized as sources of supplies, equipment, construction, and services, with the goal of meeting 30% SBE participation for construction contracts and 15% participation for supplies/services and professional services contracts. An SBE means a consultant, supplier, contractor or subcontractor who is certified as an SBE by the City in accordance with Cincinnati Municipal Code ("CMC") Chapter 323. (A list of SBEs may be obtained from the Department of Economic Inclusion or from the City's web page, https://url.avanan.click/v2/r01/___http://cincinnati.diversitycompliance.com___.YXAzOmNpbmNpbm5hdGlwb3J0OmE6bzphY2U2MTI3ODAyZDI5MDMwYjQwNjI0NjdmZTZlYzVhZjo3OmI2MmI6OGNmYTdjYzlkNzdlMTlkNmZjMjY2YWIyYmEwZGM1MDkwZTdhMmZmNWUxZmZkNmFhZTI3ZDI3MTVkNWQ5NzJkNjp0OlQ6Rg.) Contractor may refer interested firms to the Department of Economic Inclusion for review and possible certification as an SBE, and applications may also be obtained from such web page. Contractor shall take at least the following affirmative steps:
        i. (1) Include qualified SBEs on solicitation lists.
        ii. (2) When economically feasible, dividing total requirements into small tasks or quantities so as to permit maximum SBE participation.
        iii. (3) When needs permit, establishing delivery schedules that will encourage participation by SBEs.

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 November 13th, 2026, at 12:00 PM will not be considered.
g. Address requests to Sydney Geckler, Development Assoviate, sgeckler@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 Port 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 Port 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 mor 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.

18. FORM OF CONTRACT
    a. The Port shall provide a modified version of the AIA A102 form for use as the Contract.

EXHIBITS

A. RFP Form

1. Non-Collusion Affidavit

B. Procurement Specifications

1. Port Procurement Specifications