

THE PORT

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Subject: Request for Prequalification – Structural Concrete Repair and Restoration

Dear Contractor,

The Port of Greater Cincinnati Development Authority (The Port) is a public agency that partners with the City of Cincinnati and Hamilton County officials, along with economic development organizations, municipalities, and foundations, to ensure every acre of local real estate is developed into its highest and best use. Our work is focused on transforming industrial and residential real estate to build the foundation for job creation and vibrant, livable communities.

We are currently seeking qualified contractors with demonstrated expertise in structural concrete repair and restoration to participate in our prequalification process.

The Port Board of Directors follows an invitation to bid process predicated on a prequalification process. Contractors wishing to bid on projects with an estimated construction value in excess of one hundred and fifty thousand dollars (\$150,000) must first be prequalified. Please review the attached Statement of Qualifications for Structural Concrete Repair and Restoration Services and submit the requested documentation. The deadline for submission is Monday, June 16, 2025, and this prequalification will be valid until January 2026.

We encourage participation from Minority Business Enterprises, Women-Owned Business Enterprises, and Small Business Enterprises, and ask our contractors to actively support meaningful inclusion in all phases of the work. A copy of The Port's Economic Inclusion Policy is included for your reference.

Please direct any questions regarding the prequalification process or inclusion policy to my attention. We look forward to reviewing your qualifications and the opportunity to work together.

Sincerely,

Brooke Rapp
Director of Community & Economic Development
brapp@cincinnatiport.org

Office: 513.621.3000 | Email: brapp@cincinnatiport.org



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STATEMENT OF CONTRACTORS QUALIFICATIONS –STRUCTURAL CONCRETE REPAIR & RESTORATION SERVICES

Contractors performing structural concrete repair and restoration services on industrial redevelopment projects valued at over one hundred and fifty thousand dollars (\$150,000) must provide evidence that the following requirements are met:

Minimum of five (5) years of experience delivering structural concrete repair and restoration services.

Successfully completed at least four (4) complex structural concrete repair and restoration projects with contract values in one or both of the following ranges:

- \$500,000 to \$1.5 million
- \$2 million to \$6 million

Demonstrated ability to coordinate with structural engineers, maintain quality control standards, and meet applicable building codes and construction timelines.

The Port reserves the right to accept or reject any prequalification materials, waive informalities, or determine the most favorable candidates based on submitted qualifications.

Submissions must be made electronically to brapp@cincinnatiport.org. All qualifications must be approved prior to bidding and expire January 2026.

The qualification form consists of the following sections:

1. Contractor Experience in Structural Concrete Repair & Restoration
2. Safety Record Specific to Structural Concrete Repair & Restoration Projects
3. Commitment to Economic Inclusion
4. Supplemental Project References & Technical Capabilities
5. Authorized Signature



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1. Contractor Experience in Structural Concrete Repair & Restoration Services

Name of Contractor:

Permanent Main Office Address:

Year Organized:

If a Corporation, Where Incorporated:

Number of Employees:

Number of Years in Concrete Structural Concrete Repair & Restoration Services

Contracting under Current Name:

Select the applicable project size ranges for which your firm has served as primary contractor (check all that apply):

-\$500,000 to \$1.5 million

-\$2 million to \$6 million

Project Experience – Structural Concrete Repair & Restoration

Provide at least four (4) examples of recent (within the last 3 years) structural concrete repair and restoration projects for which your firm served as the primary contractor.

Projects should reflect similar size, complexity, and scope to those being performed for The Port.

Example 1

Project Name:

Location:

Year Completed:

Contract Amount:

Your Firm's Direct Scope of Work:

Owner:

Key Project Complexities (structural scope, phasing, weather conditions, adjacent structures, etc.):

Example 2

Project Name:

Location:

Year Completed:

Contract Amount:

Your Firm's Direct Scope of Work:

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Owner:

Key Project Complexities (structural scope, phasing, weather conditions, adjacent structures, etc.):

Example 3

Project Name:

Location:

Year Completed:

Contract Amount:

Your Firm's Direct Scope of Work:

Owner:

Key Project Complexities (structural scope, phasing, weather conditions, adjacent structures, etc.):

Example 4

Project Name:

Location:

Year Completed:

Contract Amount:

Your Firm's Direct Scope of Work:

Owner:

Key Project Complexities (structural scope, phasing, weather conditions, adjacent structures, etc.):

2. Safety Record Specific to Structural Concrete Repair & Restoration Projects

a. Does your firm have a written Safety Program, and do all employees receive job-specific safety training?

-Yes -No Initials:

b. Has your firm had any professional license revoked in the last five (5) years in Ohio or any other state?

-Yes -No Initials:



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- c. Attach your firm's Experience Modification Rate (EMR) letter for the last three (3) years.
- d. List any OSHA or jurisdictional safety violations or citations issued within the last ten (10) years.
- e. Attach your firm's OSHA 300, 300A, and 301 logs for the last three (3) years.

3. Commitment to Economic Inclusion

- a. Acknowledge that you have reviewed and agree to comply with The Port's Economic Inclusion Policy.
- b. Attach your firm's Economic Inclusion Policy (if available). A project-specific inclusion plan will be required for awarded contracts.
- c. Provide a summary of MBE, WBE, and SBE participation (certified and non-certified) on projects over the past three (3) years. Include % of total contract value.
- d. If available, include data on workforce inclusion (minorities, women) for concrete-specific crews and supervision.

4. Supplemental Project References & Technical Capabilities

References: Minimum of three (3) relevant project references with name, contact, and brief project details.

Principals: Background and qualifications of company principals and officers.

Key Personnel: List of concrete-focused project managers and technical staff, including relevant experience and recent project assignments.

Work Specialization: Description of your firm's specialization in structural concrete repair and restoration services.

Major Equipment Owned: (e.g., concrete pumps, screeds, finishing equipment).

Previous Port Projects: If applicable, describe your firm's past work with The Port.

Financial Reference: Provide a bank contact and current balance sheet.



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Bankruptcy: Has your firm filed for bankruptcy in the last 10 years? -Yes -No – If yes, explain.

Failure to Complete: Have you ever failed to complete a project? -Yes -No – If yes, explain.

Default: Has your firm ever defaulted on a contract? -Yes -No – If yes, explain.

Debarment: Has your firm been debarred from public contracts in the last five (5) years? -Yes -No

5. Authorized Signature

The undersigned hereby certifies that all information provided is accurate and authorizes The Port to verify any information contained in this Statement of Qualifications.

The undersigned also confirms that they have reviewed The Port's Economic Inclusion Policy and agree to comply with its provisions.

Dated this ____ day of ____, 2025.

Company Name:

By (Name & Title):

Signature:



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ECONOMIC EQUITY AND INCLUSION POLICY

The Port of Greater Cincinnati Development Authority ("The Port") is deeply committed to supporting economic equity for minority-owned, women-owned, and small businesses. This commitment was demonstrated through the adoption of policies during its first year of operation, and it remains steadfast today. We believe in the significant potential for a meaningful increase in the inclusion and utilization of these businesses in all Port-related and managed projects.

The Port's policy applies robust economic inclusion and equity in the Cincinnati region. The policy implements principles from the City and County that enabled legislation to establish The Port. Inherent in those principles is the realization that we must fully utilize inclusive resources and provide everyone with equal opportunity and economic equity. By doing so, we create an equitable region conducive to inclusive economic and real estate development.

Board of Directors Port of Greater Cincinnati Development Authority ("The Port")
revision adopted by the Board of Directors on June 25, 2024.

The Vision

The Port of Greater Cincinnati Development Authority ("The Port") strives to continually have equitable utilization of Minority Business Enterprises (MBEs), Women Business Enterprises (WBEs), and Small Business Enterprises (SBEs) in the services for which it contracts, and in its various contracts for development projects. The Port strives to increase equity participation and ownership by MBEs and WBEs within all development projects. Our public finance practice is rooted in commercial real estate and the redevelopment of complex sites to stimulate private investment, job retention, and job creation. We offer unique tools such as the ability to issue tax-exempt debt, EB-5 financing, and tax increment financing, among others, and marshal additional state and local resources, including grants. These tools can significantly reduce the financial burden on MBEs, WBEs, and SBEs, making it easier for them to participate in our projects. Bringing our public finance tools to a private sector investment can create a winning combination of lower interest rates, sales tax exemption savings, longer-term/fixed-rate options, and potential reinvestment of capital dollars back into the project and community. Our approach to each project leads with economic equity and inclusion tailored to meet a development opportunity's unique needs.

The Port is committed to helping build and sustain strong MBEs, WBEs, and SBEs within the Cincinnati region. It empowers entrepreneurs, generates jobs, grows the tax base, and provides opportunities for wealth creation in every segment of society through neighborhood development, housing development, real estate ownership, and contracting.

All contractors, subcontractors, suppliers, developers, and service providers should have an equal opportunity to compete on contracts for services issued by The Port regardless of race, color, sex, gender, sexual orientation, or national origin. It is also the aspiration that a fair share of contracts

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are awarded to inclusive business enterprises to promote capacity building and scale through good faith and best efforts from those involved in economic and real estate development.

The Plan

The Port aspires to achieve a total target goal of 25% Minority Business Enterprise (MBEs), 7% Women Business Enterprise (WBEs), and 30% Small Business Enterprise (SBEs) for:

- Construction
- Construction and General Supplies
- Real Estate and Construction Professional Services
- Other Non-Real Estate or Construction Professional Services

The Port strives to be viewed by the business community and the community at large as an organization that maximizes participation by MBEs, WBEs, and SBEs by building equity participation, contracting for services, and developing programs that scale these diverse companies to participate in Port managed and related projects through the following actions:

1. Strive to be a proactive partner with local, state, and federal governments, businesses, and community organizations, providing equal opportunities to utilize the services of MBEs, WBEs, and SBEs and thereby creating a positive economic development environment.
2. Be diligent in its efforts to include MBEs, WBEs, and SBEs throughout its operations. This will play an important role in creating opportunities for increased participation and equity by those who have been historically excluded.
3. Support and encourage, where economically feasible, the participation of MBEs, WBEs, and SBEs through tenant/ownership in Port-managed and related projects through active recruitment, relationship facilitation, and aggressive information-sharing.
4. The Port is dedicated to utilizing programs such as the Minority Business Accelerator (MBA), the Ohio Minority Supplier Development Council (OMSDC), the Greater Cincinnati/Northern Kentucky African American Chamber of Commerce, the Urban League of Greater Cincinnati, the Hispanic Chamber of Commerce, and other business development organizations. These programs are instrumental in fostering partnership agreements between majority businesses and MBEs, WBEs, and SBEs, and we encourage all to participate in this inclusive process.

In addition, The Port will promote accountability for the efforts to encourage the aspirational goals, will participate in the contracting process in a way that will assist businesses in understanding the benefits of economic equity and inclusion, and help them in their efforts to promote those aspirational goals, and establish a program of continuing outreach to governmental, non-profit, and business communities to encourage the goals.

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Management Accountability

The Port requests from developers a process for clear accountability through ongoing follow-up and accurate measurement and reporting of inclusion results. This process ensures that all stakeholders are aware of and agree to the project's commitment to economic equity and inclusion, fostering trust and cooperation.

The Port will manage its Economic Equity and Inclusion efforts through staff and consultants in both its direct spending and the real estate projects it finances.

The Port and its managed entities direct spending: the business lines will be accountable directly to the Vice President of Economic Equity for results. The Vice President of Economic Equity, as the key driver of our economic equity and inclusion efforts, will provide the President and the Board of Directors with periodic progress in meeting the established goals.

For public finance projects, the business line will use the following approach:

- Introduce the project owner to our economic equity and inclusion policies at an initial meeting.
- Introduce the project owner to the Vice President of Economic Equity or an inclusion consultant retained by the Port.
- As part of our commitment to transparency and fairness, we require an inclusion plan and an attestation letter to be submitted to the Port prior to the project's Board of Directors approval. This process ensures that all stakeholders are aware of and agree to the project's commitment to economic equity and inclusion.
- As part of our commitment to accountability and continuous improvement, we require periodic reporting of actual results against the Plan to the Vice President, Economic Equity, or the inclusion consultant. This process allows us to track our progress, identify areas for improvement, and ensure that we are meeting our goals.
- Periodically report to the Board of Directors the aggregate results of projects in process. The Board of Directors plays a crucial role in overseeing our economic equity and inclusion efforts, ensuring that we are meeting our goals and holding us accountable for our commitments.

The Vice President, Economic Equity, the President, and individual members of the Board of Directors will assist the public finance team in communicating the importance of this Plan. When the Vice President, Economic Equity, and the Public Finance team identifies a perceived lack of reasonable best efforts by owners, developers or contractors, appropriate actions will be taken, including but not limited to, revisiting the inclusion plan, providing additional resources, or, in extreme cases, terminating the contract.