



**Hamilton County Landbank
Sedamsville Residential Renovations
Request for Pricing**

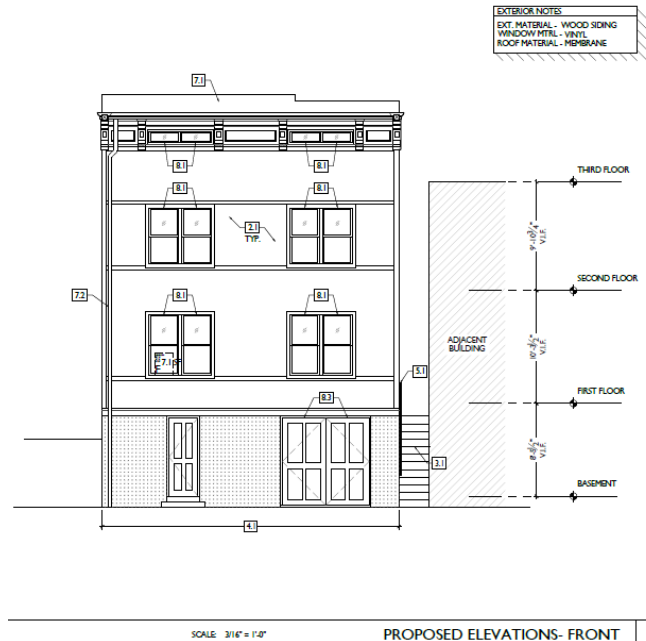


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Section 1 – Introduction

The Port is leading a long-term effort to preserve and reinvest in Sedamsville, creating new opportunities for families to plant roots in this historic hillside community. Since 2021, The Port has worked alongside the City of Cincinnati and the Hamilton County Landbank to acquire and stabilize local housing stock, laying the foundation for increased homeownership. Together, they purchased a 65-property portfolio out of receivership, 23 structures, 41 vacant lots, and one parking lot, for strategic redevelopment. Continued acquisitions through tax lien certificates have expanded the portfolio to 98 properties. The Port’s CARE model will guide the renovation and sale of 18 homes, priced between \$120,000 and \$180,000, balancing quality and affordability.

While addressing modern housing needs, The Port remains committed to protecting Sedamsville’s historic character. Many of the neighborhood’s homes date back to the 1800s, and each project emphasizes architectural preservation and energy-efficient updates. In partnership with MSA Design, The Port is also helping to establish an Ohio Historical Marker celebrating Sedamsville’s legacy as one of Cincinnati’s earliest hillside neighborhoods. Through thoughtful renovation and design, The Port aims to ensure that new development reflects the community’s cultural and historic identity.

By combining resident support with targeted redevelopment, The Port is acting as a “market maker,” addressing years of disinvestment and positioning Sedamsville for sustainable, inclusive growth rooted in community pride and homeownership.

The Port is seeking proposals from qualified and registered General Contractors to complete remodels of the properties listed in Section 2, according to the standards listed in Section 3.

This RFP is being emailed to prospective bidders and will be posted on both The Port’s and the Landbank’s websites (www.CincinnatiPort.org and www.HamiltonCountyLandbank.org). The Port encourages all qualified firms to apply.

Addresses

| <u>Addresses</u> | <u>Parcell ID</u> |
|--|--------------------------|
| 659 Sedam St, Cincinnati, OH 45204 | 153-0002-0145-00 |
| 745 Sedam St, Cincinnati, OH 45204 | 153-0003-0091-00 |
| 632 Delhi Ave, Cincinnati, OH 45204 | 153-0002-0062-00 |
| 654 Steiner Street, Cincinnati, OH 45204 | 153-0002-0199-00 |

Nothing in this RFP shall be construed to create any legal obligation on the part of the Port or any respondents. The Port 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 Port be liable to respondents for any cost or damage incurred in connection with the RFP process, including, but not limited to, any costs, expenses, or fees related to this RFP. All supporting documentation submitted in response to this RFP will become the sole property of the Port. Respondents may also withdraw their interest in the RFP, in writing, at any point in time as more information becomes known.



Section 2 – RFP Schedule

| | |
|-------------------------------|--|
| Date of RFP Release | December 5 th , 2025 |
| Contract Information Session* | December 10 th , 2025* (9:00AM – 11:00AM) |
| Requests for Information Due | December 17 th , 2025 |
| Proposal Due | January 6 th , 2026 |
| Notification of Award | January 14 th , 2026 |
| Commencement of Work | February 2 nd , 2026 |

*Site walk-throughs will be held on December 10th 2025, at 9:00AM. Members of the Real Estate Development Team from The Port will be onsite at 654 Steiner St, Cincinnati, OH 45204. A representative from interested General Contractors is strongly encouraged to attend, to assess the existing property conditions and review Section 3. Contractors will be able to tour each address with members of The Port from 9:00AM to 11:00AM. Contractors who cannot attend the event or would like additional time to tour subcontractors, vendors or partners through the properties may email Andrew Fisher (afisher@cincinnatiport.org) to coordinate times, access and liability forms.

Section 3 – Scope of Work

This Scope of Work (SOW) outlines the requirements for the renovation of single-family structures in the neighborhood of Sedamsville. The selected contractor will be responsible for all aspects of construction, including permitting, site management, utility coordination and billing, final finishes, and project closeout, in strict accordance with the provided plans and specifications included in this RFP.

I. General

- a. Drawings and Specifications: All work must be performed precisely based on the drawings and specifications included in this RFP. This includes, but is not limited to, all construction divisions from site work to finishes, utilities, foundations, structural framing, exterior envelope, roofing, interior framing, drywall, flooring, painting, millwork, specialties, plumbing, HVAC, electrical, and landscaping.
- b. Permit Management: The contractor is also responsible for assuming management of the existing City of Cincinnati-issued building permit and must obtain all other required and necessary permits, pay all associated fees and costs, coordinate all regular and special inspections, and handle any other required regulatory matters.
- c. Site Management: The contractor will be responsible for the provision and management of all dumpsters and waste disposal throughout the project lifecycle, ensuring compliance with local regulations. The sites will always be maintained and safe while being respectful of the neighboring community.
 - i. Street Cleaning: One street cleaning must be performed upon substantial completion of the project as approved by the Landbank/Port staff. Additionally, the contractor will be required to perform street cleaning if soil and erosion control practices fail, as determined by the Landbank/Port staff.
- d. Utilities: Upon contract award, the selected contractor will be required to transfer all project



- utility accounts into their firm's name and maintain all associated payments until the point of substantial completion.
- e. Construction Schedule: Upon award of the contract, the contractor must provide The Landbank with a comprehensive overall construction schedule. This schedule should include key milestones, critical path activities, and projected completion dates for each major phase of work. The contractor shall also provide regular updates on project progress as mutually agreed upon.
 - f. Address Specific Anomalies: Each interested contractor is responsible for reviewing the address-specific set of drawings, identifying all unique details or requirements, and incorporating the necessary work into their distinct, tailored bid for that specific address.
 - g. Value Engineering and Material Selections
 - i. Value Engineering (VE): Proposers are strongly encouraged to submit value engineering proposals that offer cost savings or enhanced project value without compromising quality, durability, or the project's affordable housing objectives. Each value engineering item must be clearly identified as a Voluntary Alternate on the proposal, with a detailed description of the proposed change, its cost impact, and any effects on the schedule or performance.
 - ii. Finish Materials and Owner Approval: All finish materials and color selections are to be subject to The Landbank's review and final approval. Bidders should assume standard, durable, and cost-effective building finish materials suitable for quality housing, as detailed in the plans and specifications.
 - iii. Finish Schedules: A schedule of preferred finish selections is included in each drawing and should be used as a guide to contractors.
 - h. Compliance and Quality Assurance
 - i. Building Codes and Regulations: All construction of the homes shall strictly conform to all applicable City of Cincinnati Building Code criteria, including but not limited to structural, electrical, plumbing, mechanical, and fire safety codes. The contractor is responsible for all inspections required by the city and for addressing any deficiencies identified.
 - ii. Safety Standards: The contractor shall adhere to all Occupational Safety and Health Administration (OSHA) regulations at all times. This includes maintaining a safe work environment, providing appropriate personal protective equipment (PPE), and implementing a comprehensive safety plan for all on-site personnel and visitors.
 - iii. Quality of Materials and Workmanship: The contractor warrants that all materials furnished will be of good quality and new, conforming to the requirements of the contract documents. All work must be performed in a professional and workmanlike manner, consistent with industry standards and best practices.
 - 1. All extended manufacturer's warranties for installed products and systems (e.g., roofing, windows, HVAC equipment) must be provided to the owner upon completion of the project.
 - 2. The contractor shall furnish owner's manuals for all installed equipment and systems, including warranty information.
 - i. Project Closeout and Warranty
 - i. Final Retainage: A final retainage of 10% (ten percent) of the total project budget may



be held by The Port until both a "Certificate of Occupancy" or comparable equivalent, issued by the City of Cincinnati, and a final inspection walkthrough with a representative of The Port have been successfully completed.

- ii. Contractor's Warranty: The contractor shall provide a one-year warranty on all labor and materials from the date of substantial completion, ensuring the project remains free from defects in workmanship and materials. This warranty shall cover any deficiencies that arise due to faulty construction or materials during this period.
 - iii. The site and work area must be clean. Trade contractors are required to clean up trash daily and organize materials, tools, ladders, or any other items required to complete their work in a safe and orderly manner.
 - iv. Additional Insured will be The Port of Greater Cincinnati Development Authority (as listed on the first page of the contract).
 - v. Field measuring and quantity takeoffs are the responsibility of each contractor's scope of work.
 - vi. Any contractor digging on the project is required to have utilities marked before digging. Utility marking is the responsibility of the contractor doing the digging.
- II. Construction Divisions - Please review the drawing set in detail, noting that while many of the items are similar in each address, there are nuances and differences in each address. Items required below that are not shown on the drawings should also be included in the proposal.
- III. The drawings and scope of work are meant to be complimentary. Where discrepancies do exist, the contractor may be required to take the more stringent, difficult and/or expensive approach required by the documents.
- IV. The notes on the drawings and scope of work may require materials or work from divisions other than where they occur. Contractors are responsible for the work described regardless of where organized or occurring.

**ADDRESS SPECIFIC ANOMALIES ARE CALLED OUT AFTER THE DIVISIONS SECTION IN THIS RFP-
PLEASE PAY CLOSE ATTENTION TO THE ENTIRE DOCUMENT**

- V. Cleaning
- a. All labor, material, and equipment necessary for maintaining a clean site during construction and final cleanings upon completion of the project, with approval of The Landbank
 - b. All final cleaning work includes leaving all finished surfaces and fixtures free of soil, dirt, smears, and contaminants.
 - c. The windows must be cleaned and free of smears, dirt, and other contamination upon completion of the project.
 - d. A new furnace filter must be installed at owner turnover.
 - e. Ductwork must be fully protected during construction and professionally cleaned prior to owner turnover.
- VI. Selective Demolition
- a. All labor, material, and equipment necessary for demolition of any material or structure per attached drawings or further demolition to complete renovation per drawing.
 - b. Contractors abide by OSHA standards, including but not limited to personal protective equipment and fall protection, along with hard hats at all times.
 - c. Contractors are responsible for safely removing any hazardous materials.



- VII. Landscaping
 - a. All labor, material, and equipment necessary for landscaping per the drawings.
 - b. A final grade, seed & straw of front, side, and back yards and ensure positive grade towards home to move water runoff from foundation.
 - c. Seed & Straw mat existing grass areas
 - d. If not indicated by the plans, any mulch bed or decorative landscaping area must have two (2) 1-Gallon-sized arborvitae trees per house; three (3) 1-Gallon-sized arborvitae bushes per house
 - e. **PLEASE CONTACT: FIREHOUSE NURSERY LOCATED AT 638 SEDAM ST FOR MATERIAL.**
- VIII. Concrete
 - a. All labor, material, and equipment necessary for concrete work per the drawings.
 - b. New sidewalks must be poured to the exterior doors and other exits if not shown on the drawings.
 - c. Concrete stair repair or replacement as per drawings.
- IX. Masonry
 - a. All labor, material, and equipment necessary for masonry work per the drawings.
 - b. The foundations must be tuckpointed as required to ensure structural integrity, prevent water intrusion and preserve it's aesthetic appearance.
 - c. All exterior and interior brick masonry must be tuckpointed as required, typically shown on drawings, but survey each property to verify the extent required.
 - d. Bricks must be replaced, repaired, or infilled as needed for new openings, penetrations, and/or existing openings must be closed.
- X. Metals
 - a. All labor, material, and equipment necessary for the replacement/installation of metal handrails per the drawing.
 - b. All labor, material, and equipment necessary for any supporting steel, lintels, or other miscellaneous. Metals/steel are called out on drawings.
- XI. Rough Carpentry
 - a. All labor, material, and equipment necessary for wood stud framing.
 - b. Upon completion of demolition any floors not generally level and flat must be leveled or patched to correct any defects or deficits and must be ready to receive finish flooring material.
 - c. Blocking must be installed in walls for all shelving, cabinets, and any other required wall mounted specialties.
 - d. All ballon framed structures must have fire blocking installed between floors and other locations per code.
- XII. Millwork
 - a. All labor, material, and equipment necessary for installing new paint-grade interior trim (square stock material) per the drawings.
 - b. **Salvage and reuse character-defining features where feasible following Existing/Demo General Notes guidelines.**
 - c. All labor, material, and equipment necessary for installation per the drawing. The Landbank would prefer a KCD, birch, painted, shaker-style cabinets, or a similar design and quality.
- XIII. Countertops
 - a. All labor, material, and equipment necessary for installing level 1 quartz or granite kitchen countertops with 3" backsplash and eased edge or equal.



- b. All labor, material, and equipment necessary for installing solid surface countertops for bath vanities with an appropriate 3" backsplash.
- XIV. Insulation
 - a. All labor, material, and equipment necessary for installing batt insulation at exterior walls and blown-in insulation of 13" or more in the attic.
 - b. Exterior wall batt insulation is required for wood-framed addresses.
- XV. Roofing
 - a. All labor, material, and equipment necessary to replace every roof and per the drawings.
 - b. Where required, asphalt singles must have a 25-year manufacturer's warranty and an associate installer's warranty.
 - c. Where required, a rubber membrane and insulation on flat surfaces with the manufacturer's and installer's warranty.
- XVI. Sealing & Caulking
 - a. All labor, material, and equipment necessary to seal exterior doors, windows, fascia, soffits, and other building components.
- XVII. Gutters/Downspouts
 - a. All labor, material, and equipment necessary for the installation of new gutters and downspouts per the drawings.
 - b. All labor, material, and equipment necessary to repair existing box gutters per the drawings.
 - c. Any gutters and downspouts not called to be replaced in the drawing must be tied into new drainage systems and perform and appear in the same manner as the new product.
- XVIII. Siding
 - a. All labor, material, and equipment necessary to complete new siding installation and existing siding repair per the drawings.
 - b. Specific property colors and brands are listed in each drawing. Contractors must verify that brands and colors can be supplied before submitting a bid.
 - c. Color and material must be approved by The Port before installation.
- XIX. Doors and Hardware
 - a. All labor, material, and equipment necessary for the replacement or repair of cellar doors per the drawings.
 - b. All exterior doors must be Pella builder grade series or a similar product in quality.
 - c. All labor, material, and equipment necessary to install doors per the drawings.
 - d. All new interior doors must be 2-panel hollow core doors.
 - e. Recycled interior doors, with The Landbank's prior approval, may be rebuilt, repaired, and refinished before being rehung or installed.
 - f. The new exterior door hardware must be Schlage accent black hardware with a deadbolt or similar product.
 - g. The new interior door hardware must be Schlage accent black hardware with privacy and passage functions or a similar product.
- XX. Windows
 - a. All labor, material, and equipment necessary to replace existing windows per the drawings.
 - b. Windows selection must comply with the schedules provided in the drawings.
 - c. Windows must be vinyl double-hung, with the color subject to approval by The Port prior to order.



- d. The foundation and basement windows must be glass block except where noted otherwise on the drawings.

XXI. Drywall

- a. All labor, material, and equipment necessary for the installation and finish of Gypsum board on all walls per the drawings, standard practices and code.
- b. All other wall coatings must be repaired and refinished to match the new Gypsum or as noted in the drawings.
- c. Moisture/Mold resistant drywall must be installed within 6 feet horizontally of from all sources of water including but not limited too sinks, showers and water heaters.

XXII. Flooring

- a. All labor, material, and equipment necessary to install flooring according to the plans per the drawings.
- b. Each space's or room's flooring must confirm as described in the drawings unless otherwise approved by The Port.
- c. Refinishing, patching, and repairing of existing hardwood where specified in plans.
 - i. If hardwood exists where bedrooms and carpet are shown on plans, leave as hardwood and refinish/patch and repair
 - ii. Sand, stain, and 2 coats of finish listed in the draw's finish schedule.
- d. ALL LVP must be 7" wide planks in a finish and color approved by The Port prior to installation.
 - i. Luan floor panels must be installed for floor leveling
- e. Carpet color to match description listed in the drawing's finish schedule or be approved and confirmed by The Port prior to installation.

XXIII. Painting

- a. All labor, material, and equipment necessary to paint the walls per the drawings.
- b. The interior coverage must be (2) finish coats of the color listed the drawing's finish schedule in addition to the required coats of white primer paint to achieve a neat and uniform finish.
- c. The exterior painting must follow the schedules and descriptions in the drawings.
 - i. All areas of coverage shall be cleaned and prepped prior to painting.
 - ii. The contractor is to prepare (1) mockup area must be verified and approved by The Landbank prior to painting the remaining exterior.

XXIV. Bathroom Furnishings

- a. All labor, material, and equipment necessary to furnish bathrooms per the drawings.
- b. All half baths require a Moen Banbury 3-piece hardware set with a 24" towel bar, toilet paper holder, and towel ring in matte black or a similar product.
- c. All full baths require an Atking 5-piece hardware set with 24" towel bar, toilet paper holder, and towel ring in stainless steel matte black or similar product.
- d. All shower curtains must be a never-rust 50" to 72" aluminum curved dual mount rod in matte lack.
- e. All vanity mirrors must be at least 26"x38" for full bath and 20"x30" for half bath. Any frame sections must be approved by The port prior to installation.

XXV. Specialties

- a. All labor, material, and equipment necessary to install furnishings according to the drawings.
- b. One set of address numbers must be Everbuilt 5^{1/2}" black plastic or a greater product and installed.



- c. One architectural mailbox must be installed with a lock.
- d. Solid surface white melamine style closet shelving with perimeter bracing and stud supports must be installed in each closet per the drawings. All hall and bedroom closets are to have an appropriately sized clothes' rod installed below the shelving.

XXVI. Appliances

- a. All labor, material, and equipment necessary to install appliances per the drawings.
- b. All kitchen appliances must be stainless, and the warranty information must be supplied to the Owner.

XXVII. Plumbing

- a. All labor, material, and equipment necessary to complete a design-build plumbing project.
- b. All required water heaters must be a new (50) gallon electric model.
- c. All required water lines must be PEX with appropriate fixture connections for the intended use or function of all appliances.
- d. All required waste and vent plumbing must be PVC.
- e. All the necessary plumbing must be included to locate baths and kitchens where there is currently no existing plumbing per the drawing.
- f. All kitchen sinks must be an undermount double basin, stainless steel finish with a black goose mount faucet.
- g. Vanity Sinks- American Standard Studio white undermount sink with black gooseneck faucets or equal. Any substitution must be approved by the Owner prior to installation.
- h. All toilets to have an American Standard elongated seat in white or a similar brand.
- i. One frost-free hose bib included per house.

XXVIII. Mechanical

- a. All labor, material, and equipment necessary to complete a design-build mechanical project.
- b. All required mechanical connections necessary for the intended use and functions of all appliances.
- c. A new electric heat pump with an air handler must be installed to adequately condition the house based on the square footage of the home.
- d. All required and associated ductwork, grilles, registers, refrigerant lines, condenser pads, drainpipes, low-voltage wire, and programmable thermostats.
- e. All venting to the exterior for an exhaust fan in each bathroom and one dryer vent unless noted in the drawings.

XXIX. Electrical

- a. All labor, material, and equipment necessary to complete a design-build electrical and low-voltage project.
- b. All required electrical connections as necessary for the use and function of all the appliances.
- c. All homes must be designed and constructed must be 100% electric, with no natural gas service or gas-powered systems permitted.
- d. Replace 150-amp service panels as needed or required per the drawings.
- e. 30A 240V dryer outlet must be installed in the appropriate location.
- f. All convenience outlets as required by code.
- g. All ceilings must receive 6" can lights per layout and drawing schedules.
- h. A ceiling fan with light is must be installed in center of each bedroom ceiling.
- i. Vanity lights in bathrooms



- j. Basements must be designed to provide adequate lighting to ensure safe visibility and usability of space
- k. All devices must be white.
- l. All duplex outlets per code and as shown on the drawings.
- m. All exterior waterproof outlets must be installed per code.
- n. At each exterior exit (2), sconces must be installed.
- o. Carbon Monoxide (CO) detectors must be installed as required by code.
- p. A kitchen pendant light must be installed at either the island or as shown on the drawing if required. The style or device must be approved by the Owner prior to installation.
- q. A foyer or front entrance lighting fixture must be installed. The style or device must be approved by the Owner prior to installation.
- r. Motion sensor security light must be installed on the rear side of each home.
- s. Electrical service connections must be located per the drawings locations.

XXX. Miscellaneous

- a. Smoke alarms must be installed and wired per the 2019 Residential Code of Ohio Section 314.1 & Section 314.4.
- b. Attics must be cleaned out of all trash, debris, and any previous animal nesting or related issues.
- c. All knob-and-tube wiring must be fully removed.
- d. The attic must have a properly installed and accessible access point.

XXXI. **659 Sedam St, Cincinnati, OH 45204**

- a. The downspout must be removed and replaced. The existing box gutter must be repaired and maintained.
- b. The existing furnace and all ductwork must be removed during demolition. (AD1.01)
- c. The existing roof hatch is to remain. (AD1.03) (A1.13)
- d. The existing eave must be removed. (AD1.02) (A1.13)
- e. The cantilevered rear wood framed volume must be demolished as shown on the drawings. (AD1.02), (AD1.03), & (AD2.01)
- f. The exterior stairs, balcony, landings, and concrete columns must be removed. (AD1.01 & AD1.02)
- g. The interior mantel must be preserved and protected throughout demolition and construction. (AD1.02)
- h. The slate roofs must be preserved, protected, repaired, and maintained throughout demolition and construction. (AD1.03)
- i. The barring post must remain in place throughout and after construction. (AD1.02) & (A1.12)
- j. The coal chute must be infilled with a flowable fill or CLSM. (A1.11)
- k. The exterior brick walls must be tuckpointed as necessary to ensure structural integrity, prevent water intrusion, and preserve its aesthetic appearance. (A2.10)
- l. The interior stone wall must be tuckpointed as required to ensure structural integrity, prevent water intrusion, and preserve its aesthetic appearance. (A1.11)
- m. The existing coal chute must be infilled with a new CMU wall. (A1.11)
- n. New star ties must be installed as noted on the drawings. (A2.10)
- o. The masonry components exposed by the cantilevered wood framed volume demolition must be repaired as determined by the Port and its architects and engineers. Contractors may propose an allowance in their proposal to cover the section of the scope of work. (A2.10)



- p. The metal handrail and guardrail must be replaced with a matching metal system approximately 36" above finished floor height. The existing metal railing must be reattached and secured to the brick. The railing must then be sanded, scrapped, repaired, Bondo and then painted to match. (A1.12)
- q. New wood stair handrails must be installed and must be Type 1 or Type 2 graspability per RCO. The new wood guardrail must be a min. height of 36" and balusters must be spaced no more than 4" apart. (A1.12)
- r. The existing trim & fascia boards must be repaired. (A2.10)
- s. A new membrane roof must be installed. 3" rigid polyiso insulation above roof deck and below membrane is required. (A2.10)
- t. A new composite rake board must be installed. (A2.10)
- u. Batt insulation must be installed along exterior walls as noted on the drawings. (A1.13)
- v. A new Bilco cellar door or product from a similar manufacturer must be installed. (A1.11)
- w. New windows must be installed as noted on the drawings.
- x. All historic windows on the front elevation must be repaired, preserved, and protected during and after construction. New storm windows must be installed over preserved historic windows.
- y. Where noted on drawings, existing openings must be infilled with glass blocks.
- z. Where noted on drawings, existing openings must be modified with toothed in exterior brick to prepare openings to receive new windows.
- aa. The Contractor must continue mold treatment int subbasement and complete all required framing repairs. (A1.11)
- bb. The Contractor must provide concrete footer and continuous baring post as described on the drawings.
- cc. Sound blocking or bridging must be installed on the second floor in required areas. (A1.12)
- dd. Joists must be sistered as required on the drawing. (A1.13)

XXXII. 745 Sedam St, Cincinnati, OH 45204

- a. A new approximately 6'x6'4" concrete pad over a 4' bed of prepared gravel must be installed. (A1.11)
- b. The coal chute must be infilled with a flowable fill or CLSM. (A1.11)
- c. The foundation walls must be tuckpointed as required to ensure structural integrity, prevent water intrusion, and preserve its aesthetic appearance. (A1.11)
- d. The foundation walls must be parged as required. (A1.11)
- e. The interior stone wall must be tuckpointed as required to ensure structural integrity, prevent water intrusion, and preserve its aesthetic appearance. (A1.11)
- f. The existing coal chute must be infilled with a new CMU wall. (A1.11)
- g. A new pressure treated handrail must be installed in compliance with type 1 or type 2 graspability as required by the RCO
- h. A new roof, ridge vent, and smart vent must be installed. See details for size and scope of ridge vent and smart vent. (A3.01)
- i. A new downspout and gutter must be installed as marked on the drawings.
- j. A new downspout must be installed, and the existing box gutter repaired and maintained.
- k. An existing opening must be partially infilled with wood framing and matching exterior cladding. A new window must be installed in the reconfigured window. See elevations for locations. (A1.11)



- l. An existing opening is must be completely infilled with wood framing and matching exterior cladding. See elevations for locations. (A1.11)
- m. New composite siding and new composite rake board must be installed as noted on the drawings. Siding must be finished with materials and colors as noted on (A5.01).
- n. Batt insulation must be installed on exterior walls with values as noted in the drawing or in accordance with RCO.
- o. Insulation must be installed on the attic floor, between rafters, and above finished ceiling as noted on (A3.01).
- p. The roof deck must be repaired where chimneys have been removed before installation of the new roof.
- q. A box vent must be provided and installed according to the manufacturer's recommendations.
- r. New windows must be provided in all existing openings unless otherwise noted. (A2.10)
- s. The salvaged south entry door and transom must be installed at the front entrance. (DEMO) & (A2.10)
- t. Where noted on the drawings, existing openings must be infilled with glass blocks.
- u. The south facing exterior door basement door must be replaced with a Pella door and a composite infill in place of the transom in accordance with the detail provided on (A3.01). The size must be verified by the contractor in the field.
- v. All framing, window opening, and sill repairs must be completed as shown and required by the drawings or architect.

XXXIII. 632 Delhi Ave, Cincinnati, OH 45204

- a. The tile ceiling must be preserved, repaired, and refinished as noted on the drawings. (AD) (A1)
- b. The existing wood siding must be preserved, repaired, and refinished. (A2.10)
- c. The existing stucco siding must be preserved, repaired, and refinished. (A2.10)
- d. The wooden handrail and guardrail must be preserved, repaired, and refinished as noted on the drawings. (A1)
- e. The rear porch structure is must be demolished, and siding repaired as noted on the drawing or as needed. (AD1.02)
- f. The rear room floor, subfloor, joist, and any debris must be removed as shown on the drawing (AD1.01).
- g. A concrete footer that matches or exceeds the specifications of Detail 4 shown on drawing (A3.11) in the area indicated on drawing (A1.11) must be provided. Upon completion of the footer, the framing and siding repairs required in the same area must be completed to ensure structural integrity.
- h. A new 4" concrete pad over a 6mil vapor barrier over a 4' bed of prepared gravel must be installed as noted on the drawing.. (A1.11)
- i. The foundation walls must be tuckpointed as required to ensure structural integrity, prevent water intrusion, and preserve its aesthetic appearance as noted on the drawings.
- j. The foundation walls must be parged as required.
- k. A new roof must be installed as noted on the drawings.
- l. The damaged sill and siding must be inspected, repaired, and sealed. (A2.10)
- m. An existing opening must be completely infilled with wood framing and matching exterior cladding. See elevations for locations.
- n. New composite siding must be installed as noted on the drawings.
- o. The roof deck must be repaired where chimneys have been removed before installation of the



new roof.

- p. A box vent must be provided and installed according to the manufacturer's recommendations.
- q. A vapor barrier must be installed as noted on the drawings. (A1.11)
- r. No glass block windows must be installed on the front windows. The basement windows must be replaced with new fixed tempered glass windows.
- s. New gutters and downspouts must be installed.
- t. The Contractor must complete all framing repairs and modifications. (A1)

XXXIV. 654 Steiner Ave, Cincinnati, OH 45204

- a. The existing furnace and all ductwork must be removed during demolition. (AD1.01)
- b. The concrete slab must be removed during demolition. (AD1.01)
- c. The drop ceilings must be removed during demolition.
- d. The porch must be temporarily shored and protected during construction. (AD1.01)
- e. The kitchen floor, subfloor, joist, and any debris must be removed as shown on the drawing (AD1.01).
- f. A concrete footer that matches or exceeds the specifications of Detail 4 shown on drawing (A3.11) in the area indicated on drawing (A1.11) must be provided. Upon completion of the footer, the framing and siding repairs required in the same area must be completed to ensure structural integrity.
- g. The concrete steps must be repaired as noted on the drawings. (A1.11)
- h. A new 4" concrete pad over a 6mil vapor barrier over a 4' bed of prepared gravel must be installed as noted on the drawing. (A1.11)
- i. New concrete steps must be installed as noted on the drawings. (A1.11)
- j. A new operational garage door must be approved by The Port prior to installation as shown on the drawings.
- k. New 8"x8" concrete piers must be installed as shown in Detail 3 on drawing (A3.11) located on drawing (A1.11).
- l. The foundation walls must be tuckpointed to ensure structural integrity, prevent water intrusion, and preserve its aesthetic appearance and parged. (A1.11)
- m. The interior stone wall must be tuckpointed as required to ensure structural integrity, prevent water intrusion, and preserve its aesthetic appearance.. (A1.11)
- n. A metal handrail must be installed 36" above finished floor height as noted on drawing (A1.11).
- o. The basement metal must be scraped and painted. (A1.11)
- p. The existing stair handrails and balusters must be reinforced. Existing stair treads must be reinforced or replaced.
- q. Any damaged studs must be sistered or replaced throughout structural and as shown on the drawings.
- r. A new wood cap must be installed on the existing wall. (A1.11)
- s. A new roof must be installed as noted on the drawings.
- t. The contractor must install all steel and shoring work as required on the drawings. (A1)
- u. The Contractor must complete all framing repairs and modifications. (A1)

Section 4 – Requests for Information

Any requests for information (RFI) regarding this RFP must be submitted in writing either to the address below or by email to the Landbank team member listed below. All correspondence shall be clearly labeled "Sedamsville Renovation RFI." RFIs shall be accepted no later than December 17th, 2025. The final Supplemental



Instructions shall be issued promptly and address any RFIs received.

RFI Contact Information

Andrew Fisher
Afisher@cincinnatiport.org
221 E. Fourth Street
Suite 200
Cincinnati, OH 45202

Section 5 – Program Eligibility

Selected contractors must be registered with the State of Ohio Secretary of State and be registered as a contractor with the City of Cincinnati. Selected contractors must be in general good standing with The Port and its managed entities.

Section 6 – Proposal Requirements

All proposals shall be organized in the following manner:

- I. The following details are mandatory requirements for all interested contractors. Failure to follow these instructions may result in the disqualification of your submission.
- II. Cover Sheet (Required Per Property)
 - a. Name, address, phone number, and email of the firm bidding.
 - b. The entity number provided by the Secretary of State to confirm registration as an active corporation or entity with the state.
 - c. The contractor number associated with the firm's registration as a general contractor with the City of Cincinnati.
 - d. The name and title of the individual authorized to negotiate contract terms and make binding commitments shall be included and identified.
 - e. If proposers bid as a joint venture, the bidders must identify team members as well as the key point of contact for the Port staff. Each person's role and responsibilities must be identified.
- III. Detailed Proposal Submission (Required Per Property)
 - a. The Contractor must submit a separate, unique PDF proposal for each property or duplex they are bidding on. Do not combine proposals for multiple addresses into a single document.
 - b. The cost proposal must be itemized and broken down according to the standard construction divisions as listed in the attached drawings and detailed Scope of Work. Each Division must clearly detail all associated costs for labor, materials, equipment, and subcontractor fees.
 - c. A final summary section must clearly state the total combined overhead and profit percentage applied to the overall project cost.
 - d. The scope described within the proposal for each Division must directly address all work outlined in the project drawings and Scope of Work document,
 - i. Contractors that proposed any value engineering shall clearly note any options.



- ii. Contractors are encouraged to highlight local specialty contractors, vendors, or suppliers to be used in their proposals.
- IV. Each property proposal file must be clearly labeled using the following convention:
PROPOSAL_[PropertyAddress]_[ContractorFirmName]_[DateSubmitted].pdf
 - a. Example: PROPOSAL_123MainSt_ABCCConstruction_2025.01.01.pdf
- V. Submission
 - a. Once properly prepared each property specific proposal and pricing can be submitted via email to the listed member of The Port by 5:00PM, January 6th, 2026.
 - b. Contractors who require a different submission must contact The Port's representative to make appropriate accommodations.
 - c. Submission Contact Information
 - i. Andrew Fisher
 - ii. afisher@cincinnatiport.org
 - iii. 513.6323723

Section 7 – Proposal Administration

- I. Contractors are required to sign a full construction contract with The Landbank to govern the relationship.
- II. **It is the Contractor's responsibility to review and verify the accuracy of all drawings and specifications prior to bid submission. If any details or quantities are unclear, the Contractor must include appropriate allowances to ensure all necessary work is accounted for in the proposal. Contractors are responsible for assessing each property and ensuring the bid reflects all work needed to complete the requirements. Change orders will only be considered in the event of an approved change in project scope.**
- III. Insurance Requirements - Contractor agrees to obtain, at its own expense, to have in force before commencing any work, and to always maintain 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. A. 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.
 - 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.



- 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.
 - 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.
- 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.

IV. Liability Waiver

- a. Contractors and their subcontractors are required to sign and date a General Liability Waiver to access and tour any CARE properties. Signed waivers can be scanned and emailed to the contact information in Section 4 or delivered to the on-site 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.

V. Lien Waivers

- a. Signed and notarized lien waivers for each partial payment application are required from contractors and all subcontractors when submitting to The Landbank.
- b. A signed and notarized final lien waiver for each completed project is required from contractors and all subcontractors when submitting to The Landbank.