

Hilltop Lot (ITB#020-25) BP#1 Demolition
Addendum #5

March 13, 2025

To All Registered Vendors:

Attached revised scope of work

Revised estimated budget is \$893,870

To submit the most accurate bid, bidders are encouraged to visit the site and ensure their bid includes all necessary work. Bidders are responsible for reviewing constructability and scope to confirm all required tasks are accounted for.

An additional site visit will be available on **Monday, March 17, from 9:00–10:00 AM EST, 511 West Water Street, Cincinnati, Ohio 45202**. This visit is for inspection purposes only; no questions will be permitted.

Sincerely,

Jill Williams

Jill Williams
Purchasing Director

SECTION 011100
SUMMARY OF WORK

PART 1 GENERAL

1.01 GENERAL PROVISIONS OF BID PACKAGE #1 TRADE CONTRACTS

- A.** The following summary is a description of work for all Contract Descriptions for Hilltop Demo and Site Work. Work related to the Project is as indicated on the Drawings and Specifications as prepared by THP Limited, Inc. This section describes and assigns work to each Contract as designated by the Construction Manager. Each Contractor shall cooperate and coordinate with all other Contractors for proper and expedient completion of the work in this Project. Each Contract Description identifies the major portions of Scope of Work to be performed by the Bidder in specific Contract Descriptions. This summary should in no way be construed as being all-inclusive. It is issued as a guide to aid in the assignment of work. Refer to the Drawings and Specifications for a detailed accounting of any work not explicitly specified or noted. Each Trade Contract Description lists specification sections included, in whole or in part, in that Contract Description. All work activities not explicitly specified or noted, but required to complete the work included in a Contract Description are a part of the work scope.

PART 2 TRADE CONTRACT DESCRIPTIONS

2.1 SECTION INCLUDES:

1. List of Trade Contracts
2. General Provisions of Bid Package #1 Trade Contracts
3. Contract Descriptions

2.2 LIST OF TRADE CONTRACTS

1. List of Bid Package #1 Trade Contracts:

TC-01 Demolition and Site Preparation

2. General Provisions of Bid Package #1 Trade Contracts

- A. Each Contractor shall be responsible for the proper protection of adjacent structures and public rights of way.
- B. Prospective bidders are reminded that all of the contracts described herein contain specific Joint Policy for Small Business Enterprise, Economic Inclusion and Workforce Development for the Banks Project requirements.
- C. Each Trade Contractor shall comply with the Responsible Bidder Requirements specified in section 001000 and herein.
- D. All work is to comply with the rules and regulations of governing authorities having jurisdiction. Work shall be performed by skilled tradesmen having experience in performing the work.
- E. Storage of all materials is limited and must be approved by the Construction Manager. Offsite storage of material may be required. All costs associated with material delivery in small quantities, relocation of materials that impede work progress, and off site material storage must be included in the bid.
- F. A 48-HOUR NOTICE MUST BE GIVEN FOR DELIVERIES. IF NOTICE WAS NOT GIVEN DELIVERIES MAY BE TURNED AWAY. ALL COST ASSOCIATED WITH THIS ACTION WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DELIVERIES MUST BE COORDINATED & APPROVED BY THE CONSTRUCTION MANAGER. NO PARKING BY EMPLOYEES OR DELIVERY VEHICLES IS PERMITTED ON SITE. STORAGE, TOOL OR OFFICE TRAILERS WILL NOT BE PERMITTED ON SITE WITHOUT THE PRIOR APPROVAL OF, AND IN COORDINATION WITH, THE CONSTRUCTION MANAGER.
- G. Each Contractor is responsible to review the site and be familiar with all existing conditions within and around the building including local conditions and requirements. The impact of the site conditions on the cost of performing the work shall be included in the bid. Contractors shall notify the Construction Manager in writing of any discrepancies or conditions detrimental to proper performance of the Work.
- I. Each Contractor to provide to all other trades information and materials, shop drawings, diagrams, templates, and embedments necessary for the coordination of the Work. It is each Contractor's responsibility to field verify and coordinate all interface with other trades.

- J. Where new work connects with existing, do all necessary cutting and patching required to make a satisfactory connection with the work to be performed under the Contract Documents so as to leave the entire work in a finished and workmanlike condition. This requirement shall include all required work where new items connect, fit, or otherwise interface with existing surfaces. Provide all labor and materials to this end, whether or not shown or specified. Verify and match existing conditions. This shall include full block replacement to nearest construction expansion joint of any concrete pavement removed or damaged.
- K. Each Contractor shall at all times maintain a clean and safe passage to all areas of the site, and for the public around the site.
- L. Each Contractor shall field verify all dimensions, materials and conditions of the existing site.
- M. Initial benchmarks and control lines will be provided by the Construction Manager. Each Contractor is responsible for all detailed layout and grade from the indicated benchmark and control points.
- N. Each Contractor is to coordinate all work with the work of other trades for proper function and sequence to avoid construction delays or additional cost.
- O. Each Contractor is responsible for daily cleanup and disposal of all debris associated with its work activities. This shall include removal of debris from public property and/or roadways caused by work on site or carried outside of the site by vehicles employed by the Contractor. Street cleaning of this debris is expected by each Contractor, as necessary. Debris not removed by the Contractors will be discarded at the delinquent Contractor's expense. All areas of work are to be broom cleaned at the end of each work day. In addition to daily cleanup each Trade Contractor to provide 1 person for every 4 Trade Contractor employee and their subs to a once a week jobsite general cleanup activity. Each Trade Contractor to provide its worker with all the necessary tools and equipment to do cleanup. There will be no tools or equipment provided by the Construction Management organization. Coordination of the weekly cleanup will be the responsibility of the General Trades Contractor. Designated eating areas will be identified by the Construction Manager. These areas will be the only place for workers to eat and drink. Workers found violating this policy maybe directed to leave the jobsite.
- P. Each Contractor shall be restricted to working hours of **7:00am to 4:00pm** unless alternate arrangements are approved by the Construction Manager. This does not alleviate the Trade Contractor's responsibility to work overtime as required to maintain the schedule.

- Q. Signs of any type are prohibited, except as specifically assigned by the Contract Documents.
- R. Each Contractor shall be responsible for the protection of its own materials, tools, equipment, and finish work until substantial completion is granted. Damage to or theft of any materials, tools or equipment prior to substantial completion will be repaired or replaced at the Contractor's expense.
- S. Each Contractor shall provide all temporary heat, utilities and protection required for the completion of all work as scheduled, except where specifically provided by others in the Contract Documents.
- T. Each Contractor shall have their superintendent attend all weekly Trade Contractor Meetings (time & location to be scheduled by Construction Manager).
- U. Each Contractor shall secure all permits required by governing authorities for the completion of its own work scope. This includes all Plumbing, HVAC, Traffic or permit that are issued by the City's Department of Transportation and Engineering, street barricade and other special permits. No Permits will be secured by the Construction Manager.
- V. Each Contractor shall submit daily reports and the weekly work plan twenty-four (24) hours before the weekly Trade Contractor meetings. Failure to submit these items each week for the prior week's work will result in rejection of this Contractor's pay request.
- W. Testing shall be performed in accordance with the Contract Documents. Where Owner and Contractor testing are specified, the Contractor shall provide complete testing. The Owner may provide additional testing at its discretion.
- X. Each Contractor is responsible for the complete review of, and coordination with, the Trade Contract Descriptions for other Contractors. Where overlap occurs, include the cost of such work in your bid, and the Construction Manager will decide which Contractor will perform this work. Appropriate credit will be deducted from the other Contractor's Contract.
- Y. Each Contractor must provide a full-time superintendent on site throughout the duration of their work on site. This superintendent shall be authorized to make all decisions relative to the work on site, and shall be the primary contact for all correspondence. Part time or token representatives who are not so authorized will not be permitted. Failure to comply with this requirement will result in rejection of this Contractor's pay request. Any change of superintendent shall be pre-approved by the Construction Manager.

- Z. Time is of essence on this project. Each Trade Contractor shall phase, construct and complete their work within the requirements included in Specification Section 013216 and the subsequent development of and updating of the Paycor Stadium Club Level Seat Replacement Schedule by the Construction Manager.
- AA. Each Contractor shall complete the Resource Utilization and Inclusion Tracking Forms that are included in the Specifications or will be provided following award. The forms shall be completed on a monthly basis and submitted with the monthly pay request. Completed resource utilization forms must be submitted with the pay request in order for the pay request to be processed.
- AB. Each Contractor will be required to attend several phasing meetings pertaining to Lean Construction. Contractor shall have the appropriate personnel (more than one) attend the reverse phase scheduling meeting. Each Trade Contractor shall participate in the implementation of the Lean Construction process throughout the duration of the Project.
- AC. Safety hard hats, safety eye protection, High Vis, and Gloves shall be worn by all employees on this job site. This includes all of this Contractor's Subcontractors and Suppliers.
- AD. This Contractor shall comply with all requirements of the Williams-Stiger Occupational Safety and Health Act of 1970 and subsequent amendments thereto. This Contractor shall furnish to the Construction Manager a copy of its Safety Program, including a copy of its Hazardous Material Program, prior to the commencement of work on site. No payment will be made until these documents are received.
- AE. Any barricade or safety device removed by this Contractor's employees shall be immediately re-erected by Contractor. Upon failure to do so, the Construction Manager may direct the re-erection of it and the cost will be paid by the Contractor.
- AF. All shop drawings and submittals must be submitted within one week from Notice to proceed, unless otherwise specified. No pay request will be processed until all required submittals have been received.
- AG. Each Contractor shall provide personnel for traffic control and traffic coordination during all deliveries of material and equipment required in their scope of work. The Contractor shall coordinate all such activities with the Construction Manager and the City of Cincinnati, Department of Transportation and Engineering.
- AH. All portions of existing site and all utilities not part of the Work which are

damaged, moved or altered in any way during construction shall be replaced or repaired to the County's satisfaction at the Contractors expense.

- AI. Each Trade Contractor shall include in their Schedule of Values (G702) a line item for their Small Business Enterprise spending. Each SBE should be shown separately.
- AJ. Each Contractor shall attend the pre-award conference. This conference will be scheduled by the Construction Manager. All trade contractors shall be notified in writing of the date the conference will be held.
- AK. Each Contractor shall update their record / as-built drawings on a monthly basis, the updated as-built shall be submitted to the Construction Manager by the 20th of the month. If the Contractors as-builts are not updated and submitted, the Contractors pay request for that month will not be processed.
- AL. Each Trade Contractor shall make good faith efforts to meet and/or exceed the project workforce participation goals as outlined in Section 008260 page 15.
- AN. To facilitate the punch list process, each Trade Contractor must complete its punch list items within 3 business days (excluding weekends) of receipt (via fax, email, or distribution to the site leader) of each punch list item. Failure to complete the punch list will result in a back charge for the total cost, to have others complete the work as designated by the Construction Manager.
- AO. Trade Contractor to identify recycle and waste management opportunities when assessing their scope of work. These items will be reviewed at the pre-award meeting.
- AP. The flow of traffic on City streets and public walkways must be maintained at all times. It shall be this Trade Contractor's responsibility to obtain all permits and provide all labor and material that are necessary for street and sidewalk lane closures. All work involved that impacts existing streets and/or sidewalks or impedes public access in any way shall be coordinated through the Construction Manager **prior to the date of the work.**

AQ. The Construction Manager will be utilizing a web-based information management system to facilitate communications among project partners including but not limited to Owners, Architects, Engineers, Construction Manager, and Trade Contractors. The system being utilized is Autodesk document management software. All trade contractors must have an e-mail address and access to the internet. Autodesk will be utilized for the following functions:

- Project Contact Directory- this will be maintained by the Construction Manager
- Requests for Information Management
- Meeting Minutes Distribution
- Posting of Official Notices and/or Communications
- Submittal Management
- Contract Document Management
 - Contract Drawings in PDF
 - Site Photographs
- Punchlist Management
- Field Work Order Management

The Construction Manager will issue user names and passwords to each Trade Contractor and will provide training and technical assistants to the user groups. Use of this system is mandatory. There will be no costs passed on to the users for access to the system or license fees. Users will be responsible for the costs associated with access to the internet.

AR. All Contractors shall use platform type ladders where ladders are necessary on this project. Other ladder types will not be allowed on site.

3. **A. CONTRACT DESCRIPTION TC-01: Demolition and Site Preparation**
4.

The Scope of Work in this Contract TC-01 includes all labor, material, tools, equipment, services, and supervision necessary to complete all work specified herein, in accordance with the Contract Documents, as described below to a complete functional safe and operating state.

Included is the Work as indicated in this Contract Description TC-01 the Drawings, the General Conditions and Division 1 of the General Requirements. This scope of work includes, but is not necessarily limited to, the following Specification Sections:

Bidding Requirements, Contract Forms and Conditions of the Contract

The following items represent specific inclusions in this Contract TC-01: Demolition and Site Preparations. They are provided as a guide to aid in the assignment of work and in no way should be construed as being all-inclusive.

This Contract shall include:

1. All work in this trade category is to be performed in accordance with the Specifications.
2. General Building Permit is provided by the Construction Manager. Any other required permits or licenses are the responsibility of this Trade Contractor for this work scope.
3. Contractor performing work must have all licenses and certifications as required by the specifications and/or authorities having jurisdiction.
4. This Trade Contractor shall be responsible for dust control as required for this work scope.
5. Traffic control, if required for this work scope, is the responsibility of this Trade Contractor. All Parties having Jurisdiction permits to be included.
6. This contractor is responsible for clean-up of all dunnage, debris, ,etc from deliveries and hauling off-site within a timely manner. Including existing debris, trash, etc.
7. All hoisting associated with this Trade Contract is to be included in this work scope.
8. Reference Section 017419 for removal of all debris.
9. Temporary protection such as railing systems, fencing, and other hard barriers to be installed and maintained by TC-01 as required to provide a safe working environment during and after demolition scope. Danger tape is not permitted on Messer sites. Cones and Bones, Plastic Chain, and flagging are acceptable alternatives unless located

at a leading edge.

10. Include SWPP for entire site. Maintain until BP#2 contractor mobilizes on site. Permit and coordination to be included in this package.
11. Include hiring an underground utility service to locate and mark all existing utilities. Asbuilt documents, marked up aerials, etc to be provided following the location activities. Locations to be surveyed once marked/identified. Documents to be submitted to CM/Architect for approval. Existing drawings can be located in the project trailer for review. Note these drawings are old and could be outdated.
12. Include moving/installing existing water wall system to separate Existing Practice field area from construction area. Water wall is on site and owned by Hamilton County. Location to be reviewed in the prebid site walk.
13. Include pedestrian protection of Demo zones while actively demoing in areas. Flagging or hard barricades to be utilized. Danger Tape is not acceptable.
14. Include full Demolition scope as shown in the documents. Demo to include, but not limited to Metal structures, concrete structures, pump house, wash out pits, tanks, equipment, utilities Topping slabs, Slab on grade, railings, embeds, piping, Utilities, debris, concrete spoil piles, sand piles, gravel piles, etc
15. Existing aggregate, sand, etc to be scraped off of all existing concrete slabs throughout the main site South of Water St. North of water st does not have a concrete slab. No removal required. Material to be used to fill in areas around existing scale ramps and other low spots in that area to make a continuous elevation. Demo tops of Scale ramps and surrounding infrastructure as needed to provide a smooth transition.
16. Demo and remove debris around the river landing. Refer to drawings for exact areas. Remove underbrush from corner of Lot E and River Landing SE corner along the river.
17. Remove and store Deadmen as shown on the drawings. Include reconstructing of deadmen walls and perimeter as shown on the drawings. Location to be determined by CM and Drawings.
18. Structures are to be removed to top of existing foundations unless an elevation or indication is provided on the drawings. Removal of foundations to be included where shown or called out. Site concrete slabs to remain unless shown to be removed. Demo below grade where shown on drawings.
19. Site abatement of asbestos to be included. Reference provided Asbestos survey for locations. Quantity to be removed to be TC-01 responsibility.
20. Existing Office building to remain. Abatement of the office building to be included as shown in Asbestos survey. Leave office floor in a clean manner.
21. Remaining Diesel Tank fill lines(underground) to be removed by a licensed professional as required by Law. Remaining bollards,

- pedestals, etc to be removed flush with grade.
22. Relocation of existing deadmen and other concrete blocks on site to be included. Refer to documents for identification and location. Storage Locations may be in multiple locations throughout the site. Drawing storage locations are for reference. Exact locations to be on site, but could be in multiple locations for storage and ease of future use.
 23. Smaller Perimeter Retaining blocks to be removed and disposed of.
 24. Include removal of all other concrete blocks(Non Deadmen), chunks, pieces, debris, trees, brush, etc unless CM/Owner request them to remain. Areas surrounding bridges to be included.
 25. Include Utilities demo as shown and required for the demo scope. This includes disconnecting existing lighting, power circuits, Gas, Water, storm, sanitary etc as required. Systems must be left in a safe manner and not affect up/down stream utilities. Remove extra wire, pipe, etc back to nearest junction box, Fitting, etc. Reference drawings for extent.
 26. Include protecting and refilling any holes/excavations produced as apart of the demolition work. Refilling can be done with suitable on-site material per specifications.
 27. Include full coordination with CSX, Duke Energy, Cincinnati Water Works, and other Local Jurisdictions.
 28. Include final cleaning prior to BP#2 contractors' mobilization. This includes removal of all debris, material, and dirt left behind from this contractor.

End of Section