

Hilltop Lot (ITB#020-25) BP#1 Demolition
Addendum #4

March 12, 2025

To All Registered Vendors:

Attached drawing – C101 Site Plan

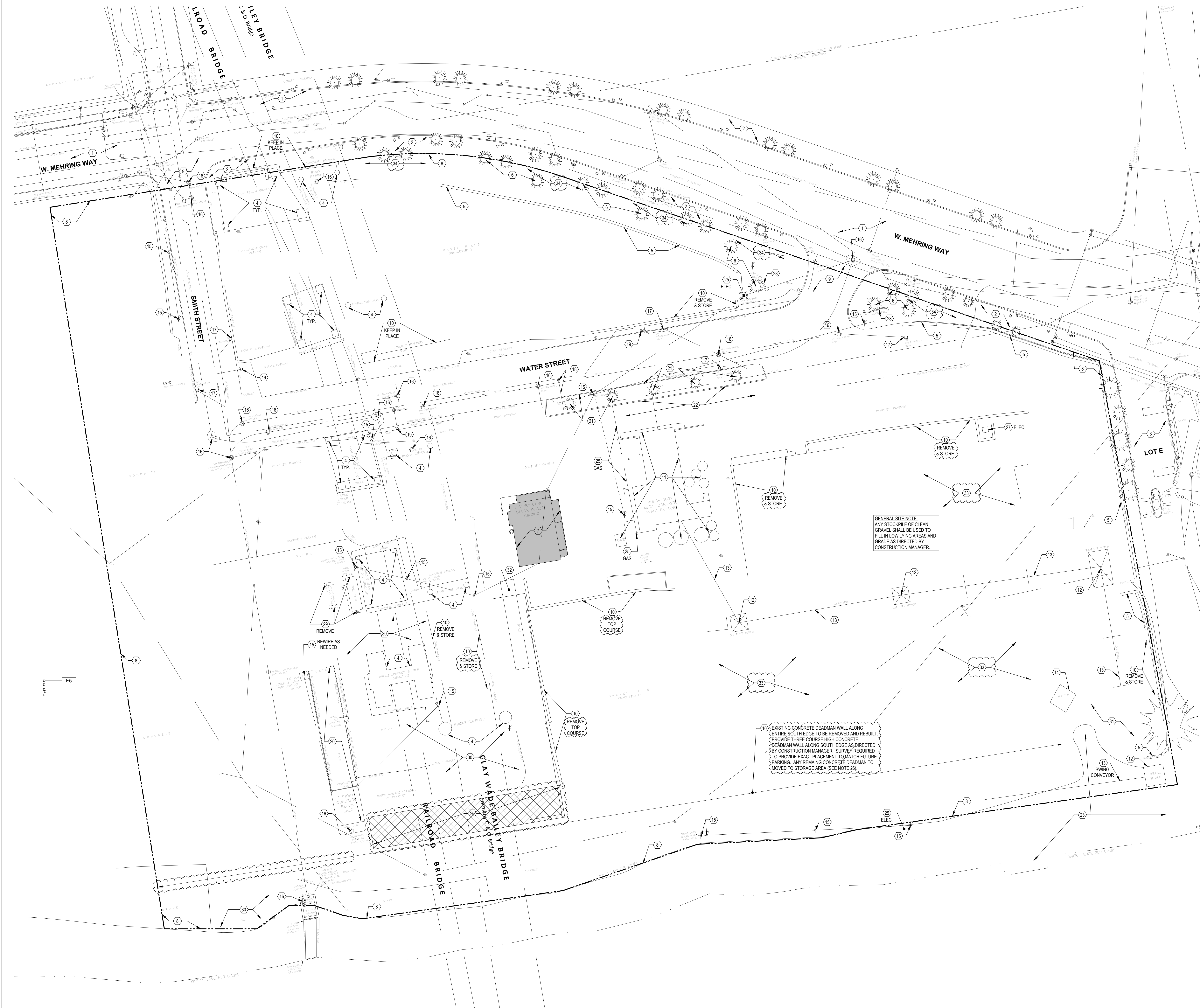
#1 Question: During the Prebid meeting it was mentioned that the SBE Goal of 30% did not apply if the contractor is self-performing all work on the project. If the Contractor hires an asbestos abatement company to complete that small portion of the scope or a trucking company to haul off material, will the Contractor be required to then subcontract out 30% of the bid total to SBE companies?

Answer: Contractors are expected to make a “Good Faith Effort” to subcontract out 30% of the total bid to certified SBE firms. However, the contractor may not need to subcontract out 30% of the work. For example, if the contractor demonstrates an effort to find SBEs subcontractors for the asbestos abatement and truck hauling work and is unable to do it, and that’s all they plan to subcontract out, we will take that into consideration. Contractors should make sure to document their Good Faith Efforts in the forms provided.

Sincerely,

Jill Williams

Jill Williams
Purchasing Director



- PROJECT GENERAL NOTES:**
1. UTILITIES
 2. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND PAY ALL REQUIRED FEES RELATED TO UTILITY WORK.
 3. CONTRACTOR SHALL INSPECT AND VIDEO CONDITION OF ALL SEWERS TO REMAIN PER MSD & SMU REGULATIONS AND AS DIRECTED BY CONSTRUCTION MANAGER. PRIOR TO START AND AFTER COMPLETION OF CONSTRUCTION, ALL MATERIALS PERTAINING TO COMBINED OR SANITARY SEWERS MUST BE SUBMITTED TO MSD FOR APPROVAL. ALL MATERIAL PERTAINING TO STORM SEWERS MUST BE SUBMITTED TO STORMWATER MANAGEMENT FOR APPROVAL. PRIOR TO STARTING ANY WORK, VERIFY STATUS OF ALL SEWERS AFFECTED BY WORK OF THIS PROJECT WITH CONSTRUCTION MANAGER AND MSD FIELD ENGINEER, AND SMU FIELD ENGINEER. A STORMWATER MANAGEMENT UTILITY (SMU) PERMIT IS REQUIRED FOR WORK ON STORM SEWERS. AS-BUILT DRAWINGS SHALL BE SUBMITTED UPON THE COMPLETION OF ANY SANITARY AND STORM SEWER WORK. SEWERS INDICATED TO BE FILLED, SEALED AND ABANDONED, OR REMOVED SHALL BE DONE SO IN ACCORDANCE WITH ITEM 202 OF THE CITY OF CINCINNATI SUPPLEMENT. MANHOLES, CATCH BASINS, AND INLETS INDICATED TO BE REMOVED OR ABANDONED SHALL BE DONE SO IN ACCORDANCE WITH THE SAME. REFER TO SEWER DRAWINGS AND SPECIFICATIONS.
 4. PRIOR TO EXCAVATION AND EARTHWORK, VERIFY LOCATIONS OF UNDERGROUND UTILITIES WITH THE UTILITY COMPANIES AND CONSTRUCTION MANAGER. SURVEY OR CAREFULLY EXCAVATE TO ESTABLISH EXACT UTILITY LOCATIONS. UTILITY LOCATIONS SHOWN ON THE DRAWING ARE ONLY APPROXIMATE AND CANNOT BE USED TO ASSURE THE CONTRACTOR OF ADEQUATE CLEARANCE IN CASE OF CLOSE PROXIMITY. COORDINATE ALL WORK WITH THE UTILITIES TO ASSURE UNINTERRUPTED FUNCTION OF UTILITIES TO REMAIN.
 5. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE UNDERGROUND UTILITY PROTECTION SERVICE (CUPS 1-800-362-2764) AND OWNERS OF UNDERGROUND UTILITIES NOT REGISTERED WITH CUPS AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION WORK FOR THE PURPOSE OF SECURING A STAKED PATH OF RESPECTIVE UTILITIES AND WITH THE APPROXIMATE DEPTH INDICATED ON STAKES.
 6. ACTIVE UTILITIES SHALL BE ADEQUATELY PROTECTED FROM DAMAGE. WHERE ACTIVE UTILITIES ARE ENCOUNTERED BUT NOT SHOWN ON THE DRAWINGS, CONTRACTOR SHALL NOTIFY CONSTRUCTION MANAGER, ARCHITECT AND UTILITY OWNER IMMEDIATELY BEFORE PROCEEDING. WORK SHALL BE PROTECTED, SUPPORTED, OR RELOCATED AS DIRECTED, AND THE CONTRACT SUM ADJUSTED ACCORDINGLY, IF APPLICABLE.
 7. INACTIVE AND ABANDONED UTILITIES ENCOUNTERED BUT NOT SHOWN ON THE DRAWINGS SHALL ALSO BE REPORTED IMMEDIATELY TO THE CONSTRUCTION MANAGER, ARCHITECT AND UTILITY OWNER. SUCH UTILITIES SHALL THEN BE REMOVED, PLUGGED, OR CAPPED AS DIRECTED. IN THE ABSENCE OF SPECIFIC REQUIREMENTS, PLUG OR CAP SUCH UTILITIES AS REQUIRED BY THE UTILITY OWNER.
 8. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES ON THE SITE. DAMAGE TO EXISTING UTILITIES SHALL BE IMMEDIATELY REPAIRED AT THE CONTRACTOR'S EXPENSE.
 9. PLUMBING PERMIT AND INSPECTION IS REQUIRED FROM THE CITY OF CINCINNATI PLUMBING DIVISION FOR ALL SANITARY AND STORM PIPING LOCATED ON PRIVATE PROPERTY.
 10. PROVIDE MONITORED, CONTROLLED EXCAVATION FOR ALL EXCAVATIONS.
 11. THE FOLLOWING IS A LIST OF THE REPRESENTED UTILITY OWNERS ON OR ADJACENT TO THE SITE:

OHO UTILITIES PROTECTION SERVICE (CUPS)
PO BOX 729
12467 MAHONING AVENUE
NORTH JACKSON, OHIO 44451
(800) 362-2764

CITY OF CINCINNATI - DOTE
CITY HALL RM. 425
801 PLUM STREET
CINCINNATI, OHIO 45202-1979

DUKE ENERGY CORPORATION (GAS & ELECTRIC)
139 E 4TH ST
CINCINNATI, OH 45202 CINCINNATI, OHIO 45202
(513) 544-6900 / 1-800-262-3000

CINCINNATI BELL TELEPHONE
221 E. FOURTH STREET
CINCINNATI, OHIO 45202
(513) 665-2210

METROPOLITAN SEWER DISTRICT (MSD)
1500 GEST STREET
CINCINNATI, OHIO 45204
(513) 352-4900 / (513) 244-1300

CITY OF CINCINNATI
STORMWATER MANAGEMENT UTILITY (SMU)
225 W. GALEBRATH ROAD
CINCINNATI, OHIO 45216
(513) 352-4287

- B. EROSION CONTROL (DRAWINGS C201 & C202)**
1. FOR ALL AREAS OF DISTURBED EARTH, THE CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES IN ACCORDANCE WITH ODOT ITEMS 670 & 671 AND ODOT STANDARD DRAWINGS DM-4.3 AND DM-4.4.
 2. BEST MANAGEMENT PRACTICES: THE PROJECT'S STORM WATER POLLUTION PREVENTION PLAN WILL BE REQUIRED TO DETAIL THE PROJECT SPECIFIC SOIL EROSION PREVENTION MEASURES. THE CONTRACTOR SHALL FOLLOW BEST MANAGEMENT PRACTICES (BMP'S) FOR SEDIMENT AND EROSION CONTROL DURING CONSTRUCTION AND POST-CONSTRUCTION IN ACCORDANCE WITH THE ODOT CMS SECTION 107.19 AND SUPPLEMENTAL SPECIFICATIONS 832 DATED 5/6/09. ANY IN-PLACE EROSION CONTROL PROVISION THAT IS DAMAGED IS TO BE REPLACED/REPAIRED IMMEDIATELY BY THE CONTRACTOR CAUSING THE DAMAGE.
- C. BENCHMARKS**
1. PROJECT CONTROL SHALL BE PROVIDED BY CONSTRUCTION MANAGER. THE CONTRACTOR SHALL SET ADDITIONAL BENCHMARKS AS NECESSARY.
- D. SAFETY**
1. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
 2. THE DUTY OF THE ARCHITECT AND ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF ADEQUACY OF CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.

- SITE AND DEMO DRAWING NOTES:**
1. EXISTING MEHRING WAY. MAINTAIN TRAFFIC.
 2. EXISTING SIDEWALK. MAINTAIN PEDESTRIAN TRAFFIC.
 3. EXISTING LOT E. MAINTAIN ACCESS.
 4. EXISTING BRIDGE SUPPORTS AND FOUNDATIONS. DO NOT DISTURB.
 5. EXISTING BLOCK WALL (THREE TO FOUR COURSES HIGH). REMOVE AND DISPOSE OF PROPERLY.
 6. EXISTING TREES. DO NOT DISTURB AND PROTECT DURING CONSTRUCTION.
 7. EXISTING ONE STORY BLOCK OFFICE BUILDING TO REMAIN. DO NOT DISTURB AND PROTECT DURING CONSTRUCTION. COORDINATE UTILITIES WITH CONSTRUCTION MANAGER.
 8. SITE LIMITS.
 9. MEHRING WAY CONSTRUCTION ENTRANCE (SMITH STREET AND WATER STREET).
 10. EXISTING CONCRETE DEADMAN TO REMAIN ON SITE AND RELOCATE AS DIRECTED BY CONCRETE MANAGER (SEE NOTE 26 AND 34 BELOW).
 11. EXISTING MULTI STORY METAL CONCRETE PLANT BUILDING AND ADJOINING STRUCTURE TO BE REMOVED DOWN TO TOP OF SLAB OR FOUNDATION AND DISPOSED OF PROPERLY.
 12. EXISTING METAL TOWER SUPPORTS FOR CONVEYOR SYSTEM AND PIER FOUNDATIONS TO BE REMOVED TO 6" MINIMUM BELOW GRADE/SLAB AND DISPOSED OF PROPERLY. ALL DEBRIS AT BASE OF TOWERS TO BE REMOVED ALSO.
 13. EXISTING OVERHEAD CONVEYOR SYSTEM TO BE REMOVED AND DISPOSED OF PROPERLY.
 14. EXISTING HOPPER TO BE REMOVED DOWN TO TOP OF FOUNDATION AND DISPOSED OF PROPERLY.
 15. EXISTING ELECTRICAL UTILITY POLES TO REMAIN. PROTECT DURING CONSTRUCTION. EXISTING MANHOLES TO REMAIN. PROTECT DURING CONSTRUCTION.
 16. EXISTING CATCH BASINS TO REMAIN. PROTECT DURING CONSTRUCTION.
 17. EXISTING WATER VALVE AND LINE. COORDINATE UTILITY SERVICE WITH WATER WORKS AND CONSTRUCTION MANAGER PRIOR TO ANY SITE WORK OR DEMOLITION. WATER LINE TO BE PROPERLY CAPPED AND DOCUMENTED ON AS-BUILTS. NOTE: WATER SERVICE TO REMAIN TO EXISTING OFFICE.
 18. EXISTING FRESHWATER TO REMAIN.
 19. EXISTING WASHOUT, SHED, AND PERIMETER FENCING TO BE REMOVED COMPLETELY. BACKFILL IN COMPACTED, TESTED LIFTS.
 20. EXISTING ISLAND AND TREES TO BE REMAIN.
 21. EXISTING RETAINING WALL AND RAMP TO REMAIN.
 22. EXISTING CONCRETE RAMP DOWN TO RIVER LOADING DOCK TO REMAIN. PROVIDE CONCRETE DEADMAN AT TOP OF RAMP AS DIRECTED BY CONSTRUCTION MANAGER.
 23. EXISTING ELECTRICAL TRANSFORMER TO REMAIN. PROTECT DURING CONSTRUCTION.
 24. EXISTING GAS METER AND LINES TO REMAIN. COORDINATE UTILITY SERVICE WITH DUKE ENERGY AND CONSTRUCTION MANAGER PRIOR TO ANY SITE WORK OR DEMOLITION. GAS LINE TO BE PROPERLY CAPPED AND DOCUMENTED ON AS-BUILTS.
 25. CONCRETE DEADMAN STORAGE ZONE. STACK NEATLY IN ONE DIRECTION.
 26. ELECTRICAL TRANSFORMER TO BE REMOVED. COORDINATE UTILITY SERVICE WITH DUKE ENERGY AND CONSTRUCTION MANAGER PRIOR TO ANY SITE WORK OR DEMOLITION.
 27. EXISTING BRICK WALL ENTRY SIGNS TO BE REMOVED AND DISPOSED OF PROPERLY.
 28. EXISTING UNDERGROUND DIESEL FUEL LINES, CONCRETE PUMP ISLANDS AND BOLLARDS TO BE REMOVED. CUT BOLLARDS FLUSH WITH EXISTING SLAB. EXCAVATION OF EXISTING CONCRETE SLAB WILL BE REQUIRED TO REMOVE UNDERGROUND FUEL LINES. NOTE: ALL FUEL LINES SHOULD BE SHOWN OF FUEL PRIOR TO ANY DEMOLITION.
 29. REMOVE CONCRETE PIECES, BRICK, DEBRIS, DIRT, ETC. AND DISPOSE OF PROPERLY.
 30. REMOVE EXISTING CONCRETE STRUCTURE AND DISPOSE OF PROPERLY.
 31. REMOVE EXISTING SCALE RAMPS AND DISPOSE OF PROPERLY.
 32. REMOVE EXCESS SAND AND GRAVEL DOWN TO EXISTING SLAB. GRADE FOR PROPER DRAINAGE. ALL REMOVED SHALL BE PLACED AS DIRECTED BY CONSTRUCTION MANAGER. PROVIDE CONCRETE DEADMAN ALONG MEHRING WAY (SIMILAR TO ADJOINING LOT E). SPACING BETWEEN TO BE APPROXIMATELY SIX FEET. COORDINATE LOCATION WITH CONSTRUCTION MANAGER.
 33. EXISTING CONCRETE DEADMAN WALL ALONG ENTIRE SOUTH EDGE TO BE REMOVED AND REBUILT. PROVIDE THREE COURSE HIGH CONCRETE DEADMAN WALL ALONG SOUTH EDGE AS DIRECTED BY CONSTRUCTION MANAGER. SURVEY REQUIRED TO PROVIDE EXACT PLACEMENT TO MATCH FUTURE PARKING. ANY REMAINING CONCRETE DEADMAN TO MOVED TO STORAGE AREA (SEE NOTE 26).

1 SITE PLAN
C101 1" = 30'-0"



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NOT FOR
CONSTRUCTION**

ISSUE/REVISIONS	ISSUE/REVISIONS	DATE
1	02/28/2025	100 PACKAGE #1
2	02/11/2025	ADDITIONAL #4

TECHNICIAN
P. BELLMAN
PROJECT MANAGER
M. MONROE
PRINCIPAL
J. JONES
CHECKED BY
M. MONROE

HILLTOP LOT

DRAWING TITLE
SITE AND DEMOLITION PLAN

JOB NUMBER
25041.00
DATE
02/28/2025
DRAWING NUMBER
C101