

PLATTE

ARCHITECTURE + DESIGN

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INVITATION AND INSTRUCTIONS TO BID

Horses on the Hill Administration Building

1655 Ross Avenue
Cincinnati, Ohio

OWNER

BLOC Ministries

911 W 8th Street
Cincinnati, Ohio 45203

Director of Business Operations: Bill Luxon

ARCHITECT

Platte Architecture + Design

1810 Campbell Alley
Floor 4
Cincinnati, OH 45202
513.871.1850

Contact: Jim Knappenberger

jim@plattedesign.com

FUNDING AGENCY

Ohio Department of Mental Health and Addiction Services

Project Manager: Christopher Mazzola

Project No.: MH-1387

March 24, 2025

INVITATION TO BID

As published in the Cincinnati Enquirer, March 24, 31, & April 7, 2025.

PROJECT: Bloc Ministries Horses on the Hill (HOTH) Administration Building. 1655 Ross Ave. Cincinnati, OH. Ohio MHA Project No.: MH-1387.

ARCHITECT: Platte Architecture + Design. 1810 Campbell St. Cincinnati, OH. Contact: Jim Knappenberger jim@plattedesign.com 513-871-1850 x1020.

DESCRIPTION: One story wood frame slab-on-grade building containing offices, multi-purpose, restrooms, and kitchenette. Approximately 2,200 GSF. Anticipated construction cost: \$500,000.

DELIVERY: General Contractor with portions of the work performed design-build through the GC.

PERMIT: City of Cincinnati General Building Permit #2022P01273. Contractor to obtain additional required permits and approvals.

DOCUMENTS: Drawings and bid documents are on file at Eastern Engineering Plan Room. www.distribution.easternengineering.com . Contact: Jamie Vaughn 513-793-1030 jamie.vaughn@easternengineering.com . Viewing is free. Fees apply for copies.

SITE: The site will be open to visit March 31, 10:00 – 12:00.

PRE-BID MEETING: Virtually via TEAMS. March 31, 2025, 2:00. Contact the architect for invitation.

BIDS: Sealed bids received at Platte A+D by 12:00 April 17, 2025. Bid opening 2:00 virtually via TEAMS. Contact the architect for invitation.

HORSES ON THE HILL

BLOC Ministries Horses on the Hill is a faith based equine therapy program for inner city youth in Cincinnati's East Price Hill neighborhood. The Administration Building will be built on their campus which currently has a horse barn, pastures, gardens, and greenhouses.

<http://www.onebloc.org/horses-on-the-hill>

SCHEDULE

Monday, March 24	Drawings and bid documents available 12:00 pm.
Monday, March 24, 31, & April 7	Public Advertisement Dates – Cincinnati Enquirer.
Monday, March 31	Site available to visit 10:00 am – 12:00 pm. Pre-bid Meeting virtually via TEAMS 2:00 pm.
Tuesday, April 8	Questions and substitution requests must be submitted to the Architect by 5:00 pm.
Thursday, April 10	Final Architect responses/addenda issued to bidders.
Thursday, April 17	Contractor bids due, no later than 12:00 pm. Bid opening virtually via TEAMS 2:00 pm.
Monday, May 19	Anticipated construction start date.

BIDDING DOCUMENTS

Bidding documents include:

- This document.
- Permit Drawings. City of Cincinnati Permit No. 2022P01273, 03/21/2022
The project was reviewed and approved under the 2017 OBC and associated codes.
- Subsequent addenda, responses, or notifications issued by the Architect.

DESIGN-BUILD

Permit Drawings include civil, architectural and structural information and scope of work. Portions of the work are to be performed design-build including mechanical, electrical, plumbing and roof trusses. The Contractor shall be responsible to provide all aspects of the work including design-build portions for a complete and useable finished project. Design-build portions of the work shall meet the requirements of all applicable codes and regulations. The Contractor shall obtain all required permits and approvals for the work except the General Building Permit. The Architect will provide CAD base floor plans to the Contractor.

SUBMISSION REQUIREMENTS

Include the following items:

General Company Information

- Provide general company overview and related information.
- Provide insurance certificate.

Project Team & Staffing Plan

- Provide resumes of key personnel who would be assigned to the project.

Bid

- Provide a detailed bid for direct cost of work by CSI division.
- Provide detail on overhead and general conditions to a level sufficient for line item review.
- Bids to include portions of the work to be performed design-build.
- Bids to include costs for all necessary permits (excluding general building permit), tap fees, etc.
- Acknowledge receipt of addenda issued by the Architect.
- Prevailing wage is not required.
- Owner is an Ohio 501(c)(3) organization and is exempt from sales tax.

QUALIFICATION OF BIDDER

Each bidder will be presumed to have physically visited the site and to have read and be thoroughly familiar with the plans. The failure or omission of any bidder to examine any form, instrument, document, or site condition shall in no way relieve the bidder from any obligation in respect to the bid.

By submitting a bid, the bidder is acknowledging that they have read and understand the bid documents, including all addenda, and that their bid is based on the materials, equipment, and systems required by the bidding documents without exception. Any substitutions must be indicated with backup information provided.

Bidder shall notify architect of any errors, omissions, inconsistencies, or ambiguities discovered and request clarification by the date outlined above.

PROPOSED EQUALS

- If the bidder proposes to use an article, device, material, equipment, form of construction, fixture, or item other than those standards named, the bidder shall certify that the item is equal in quality, and all aspects of performance and appearance to that specified.
- The bidder shall submit complete information to the Architect no later than ten days prior to bid opening.
- If the Architect approves the proposed equal as a standard an addendum will be issued to all bidders.
- If the Architect finds the proposed equal is not acceptable, the Architect shall respond to the bidder in writing via email stating the reason for the rejection, which decision shall be final.
- No consideration shall be given to any proposed equal unless submitted to the Architect ten days prior to the bid opening.

CONSTRUCTION CONTRACT AWARD

- Owner shall send a Notice of Award letter or email to the successful bidder.
- The construction contract shall be prepared by the Owner using the AIA Standard form of agreement between Owner and Contractor.
- Prior to the execution of the contracts, the Contractor shall furnish to the Owner:
 - A material and labor cost breakdown showing itemized labor and material amounts for the total contract price. Lump sum figures will not be accepted.
 - A declaration of insurance in compliance with specification requirements
 - A worker's compensation certificate
- After-Contract Submittal Documents: Declaration of Insurance from each contractor.

SUPPLEMENTAL INFORMATION

GENERAL CONDITIONS

- Owner Operations: Owner operations are to continue throughout construction.
- Power: The contractor shall provide temporary metered electric power. Coordinate with the utility company and the Owner.
- Water: The owner will provide non-potable water for construction use. The Contractor may draw water from a hydrant at the horse barn.
- Sanitary Facilities: The Contractor shall provide a portable toilet.
- Office / Storage: The Contractor may have up to one office trailer and one storage trailer on site. Coordinate location with the Owner.
- Security: Construction area security is the responsibility of the Contractor.
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- Fencing: The Contractor shall provide construction fencing around the construction area. Plastic mesh approximately 4' high is acceptable. Review extent with the Owner.
- Erosion Control: The Contractor shall provide erosion control.
- Staging and Layout Area: Coordinate with the Owner.
- Parking: Coordinate with the Owner.

- Hours of Operation: Coordinate with the Owner.
- Deliveries: Coordinate with the Owner.

ALLOWANCES

Include the following allowances and contingencies in the bid total after markups:

- Landscaping: \$5,000.
Exterior decks, ramps, steps, railings, sidewalks, paving, top soil and seeding of disturbed areas shall be included in base bid.
- Fencing (Permanent): \$5,000.
- Window Blinds: \$1,500.
- Construction Contingency: \$25,000.

UNIT PRICES

Use the following unit prices in the bid:

- LVT Flooring: \$5.00 / SF installed.
- Ceramic Tile Flooring: \$10.00 / SF installed.

ALTERNATES

Roofing:

- Base Bid: Berridge Tee-Panel, 22 gauge steel, pre-finished standing seam metal roofing with manufacturer recommended underlayment. Install per manufacturer's recommendations. Color as selected from manufacturer's standard offering.
- Alternate: GAF Timberline HDZ asphalt shingle roofing with manufacturer recommended underlayment. Install per manufacturer's recommendations. Color as selected from manufacturer's standard offering.

Exterior Siding and Trim

- Base Bid: James Hardie fiber cement siding and trim as indicated on drawings factory primed, field finish painter 2 coats. Install per manufacturer's recommendations. Color as provided.
- Alternate: James Hardie fiber cement siding and trim as indicated on drawings factory pre-finished. Install per manufacturer's recommendations. Field paint all exposed cuts and fasteners to match. Color as selected.

BASIS OF DESIGN PRODUCTS AND MATERIALS

Provide the following unless otherwise noted in the drawings:

- Cabinets: Smart Cabinetry, Lansing door style, painted finish, color as selected.

SUBMITTALS FOR REVIEW

Provide the following to the Architect for review.

- Drawings and specifications for the portions of the work to be performed design-build including mechanical, plumbing, and electrical work.
- Roof truss engineering drawings sealed by an Ohio licensed structural engineer.
- Concrete mix design.
- Plumbing fixtures and fittings.

- Lighting fixtures.
- Toilet accessories.
- Windows.
- Exterior and interior doors and hardware.
- Color charts for any product or material that requires a color selection.

END OF INVITATION AND INSTRUCTIONS TO BID