

RESOLUTION 24 – 25, 2024
COLUMBIA TOWNSHIP, HAMILTON COUNTY, OHIO

**AUTHORIZING THE ADMINISTRATOR TO ENTER INTO A CONTRACT
WITH O'ROURKE WRECKING, A WOMEN'S BUSINESS ENTERPRISE COMPANY,
FOR DEMOLITION OF 6805 CAMBRIDGE AVE., TO SUPPORT SMALL BUSINESS
ENTREPRENEURSHIP AND DEVELOPMENT IN THE PLAINVILLE BUSINESS
DISTRICT, AND DISPENSING WITH THE SECOND READING**

WHEREAS, the Columbia Township Board of Trustees purchased the vacant property at 6805 Cambridge Ave. and to-be-vacated property at 6896 Murray Ave. ("Properties") for redevelopment into active community serving spaces that complement and support the Plainville Business District and surrounding neighborhoods.

WHEREAS, the Properties are in Columbia's "Main Street" downtown commonly known as Plainville Business District. The Township seeks to revitalize downtown by bringing vacant or underutilized properties into its inventory so that the Township can directly attract new investment and higher quality services, and boost patronage to existing small businesses; and

WHEREAS, the Township is redeveloping 6896 Murray for a local bistro/deli/wine bar anticipated to open in early 2025. The Murray location attracted substantial interest during active marketing by Lee & Associates and Alloy Development; and

WHEREAS, the Township has determined the Cambridge property will provide the greatest benefit to the business district by conversion to public special-use parking for patrons and ancillary parking for both the new Columbia mixed-use community space (in the former Madison Place Firehouse) and the Murray bistro. It also is slated to include underground drainage necessary for the Cambridge Ave. East Improvement Project; and

WHEREAS, such property may be purchased and developed for the uses envisioned and outlined by the Township above under the Township's limited home rule power and the Ohio Revised Code including, but not limited to, R.C. 505.10, 505.26, 505.261, 505.262, 505.80, 511.11, and 5571.02; and

WHEREAS, to prepare 6805 Cambridge for redevelopment, the Township solicited proposals from qualified demolition companies (hereinafter known as the "Project"). Of the respondents, the Administrator and Road Superintendent recommend that the Trustees accept the attached proposal from O'Rourke Company, 660 Lunken Park Drive, Cincinnati, 45226, for a base cost of \$32,660 plus contingency of \$8,340 for a total not to exceed \$41,000; and

WHEREAS, the Township has applied for an Ohio revitalization grant toward the Project costs; and,

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DISTRICT, AND DISPENSING WITH THE SECOND READING**

WHEREAS, the Board, upon majority vote, hereby dispenses with the requirement that this resolution be read on two separate days, and hereby authorizes the adoption of this resolution upon its first reading.

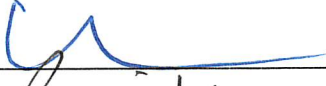
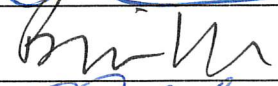
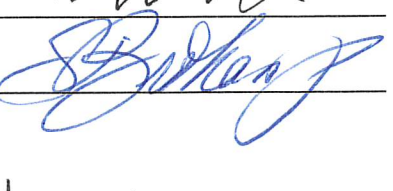

NOW THEREFORE, BE IT RESOLVED by the Board of Township Trustees, Columbia Township, for the benefit and welfare of Columbia Township and its citizens, hereby authorizes the Administrator to enter into a demolition contract with O'Rourke Demolition Company, a Women's Business Enterprise (WBE) Company, for up to \$41,000.

BE IT FURTHER RESOLVED by the Trustees of Columbia Township upon majority vote do hereby dispense with the requirement that this Resolution be read on two separate days, and hereby authorize the adoption of this Resolution upon its first reading.

Motion to accept Resolution made by: MR. KUBICKI

Seconded by: MR. LAMAR

VOTE:

TRUSTEE	Voting	Signature	Date
David Kubicki, President	yes		07-09-2024
Brian Lamar, Vice-President	yes		07-09-2024
Steve Brokamp, Trustee	yes		07-09-2024
ATTEST:		 Caroline Heekin, Fiscal Officer	07-09-2024

Refer to Attached Proposal

Passed July 9, 2024



SENT VIA EMAIL
dustin@columbiatwp.org

July 8, 2024

Columbia Township
Attn.: Dustin Frazier
5686 Kenwood Road
Cincinnati, Ohio 45227

**RE: Demolition of One-Story Commercial Structure – REV 1
6805 Cambridge Avenue, Cincinnati, Ohio 45227
Hamilton County Auditor Parcel ID No.: 520-0171-0195-00**

Dear Mr. Frazier:

O'Rourke Wrecking Company (O'ROURKE) is pleased to present this proposal for specialty demolition and site recovery services to be performed at the above reference Project site. We will provide all labor, material, equipment and supervision necessary to perform the planned building demolition and removal work as outlined below.

Demolition of 6805 Cambridge Avenue Building\$32,660.00

Scope of Work: Demolish and remove the existing one-story commercial structure nominally located at 6805 Cambridge Avenue, in Cincinnati, Ohio. The existing structure will be demolished and removed complete, to include removal of all associated below-grade footings and foundations. Following removals, the resultant foundation voids will be backfilled utilizing directly adjacent soils to create a gently sloping, free-draining site. Areas disturbed by demolition operations will be rough graded / gently sloped to allow for positive storm water drainage and left for follow up site restoration or construction by others. Utilities currently servicing the structures will be disconnected / abandoned just outside the existing building footprints in accordance with local provider requirements. Debris generated from the demolition work will be properly disposed of off-site at a **legal** recycling or C&D landfill facility. O'ROURKE will retain all salvage rights generated by the demolition work.

Alternate 1 Demolition of Site Features.....ADD \$8,340.00

Scope of Work: This scope of work includes the added cost to the base bid for the demolition and removal of the non-public yard walks, asphalt parking lot, and other misc. site / surface improvements that currently service the structures to be demolished. The asphalt will be sawcut free from the street and adjacent parking lot and will be demolished and removed. The debris generated as a part of the demolition will be transported and disposed of at a C&D landfill / recycling facility that is licensed to accept this debris. The site will be left for follow up new work or site restoration by others.

O'Rourke Wrecking Company
A WBE Certified Firm
660 Lunken Park Drive
Cincinnati, Ohio 45226-1800
Phone (513) 871-1400 • Fax (513) 871-1313
www.orourkewrecking.com

Alternate 2 Temporary Fencing.....ADD \$2,300.00

Scope of Work: This scope of work includes the added cost to the base bid for the installation of approximately +/- 360 lf of 6' tall temporary fence panels on concrete bases. The fence will be placed around the site for temporary site control / protection during demolition and site restoration activities. Following demolition, the temporary fence will be removed and O'Rourke will retain ownership. If the fence is desired to be left of site, then additional rental rate will apply per month.

Allowance 1 Deep Foundations / Asbestos Abatement.....ADD \$10,000.00

Scope of Work: This allowance is to be added to the base bid should any deep foundations or excessively large foundations are found under the building structure during demolition. Any drilled deep foundations will be demolished and removed to five feet (5') below grade and the remainder will be abandoned in place. The NESHAP survey did not find any regulated asbestos containing materials that would require any abatement prior to demolition however, if any are uncovered during demolition that would require abatement, then this allowance will be used to have our licensed asbestos abatement personnel abate and disposed of the asbestos containing material.

Please note that the above written scope and following clarifications represent O'ROURKE's understanding of the desired demolition work reasonably anticipated at the time of bid. However, we welcome the opportunity to meet to further refine the scope discussed herein.

This proposal specifically INCLUDES the following items:

- One (1) mobilization to the Project site based on a mutually agreeable schedule. Demolition will be closely coordinated with planned structure vacancy / utility disconnects / permitting and follow-up site construction operations.
- Obtaining necessary demolition permits and filing the appropriate EPA notifications.
- Payment of prevailing wage rates / submission of certified payrolls. **Note:** O'Rourke Wrecking Company is a non-union specialty demolition contractor and intends on using non-union labor and operators to complete this work. Organized labor union affiliation/inclusion is **excluded**.
- Staffing the project with a Project Manager and full-time supervisory personnel.
- Work being performed during normal, first shift work hours (typically 7:00 AM to 5:30 PM Monday through Friday).
- Unimpeded, ready access to work areas for continuous / uninterrupted progression of work to include utilizing heavy duty specialty demolition equipment with experienced skilled labor to complete the project.
- Proper off-site disposal of all demolition debris generated from the demolition work in a **legal** C&D landfill or recycling facility, to include payment of all associated transportation and tipping fees.
- Any items the owner wishes to salvage have been identified prior to pricing and will be removed by the owner/general contractor prior to O'ROURKE proceeding with the work.
- All salvageable material (i.e. ferrous and non-ferrous metals) present in the building(s) at the time of bid / generated by ongoing demolition work is to become the property of O'ROURKE.

This proposal specifically EXCLUDES the following items:

- Follow-up lawn watering, mowing, maintenance and / or repairs.
- Relocation / re-routing / repairs to any existing site / building utilities.
- New construction work of any kind to include asphalt / sidewalk / curb replacement.
- Extensive site grading, import/export of excess or unsuitable fill materials, construction of new building pad(s), and / or other similar preparations for new construction activities.
- Salvage / storage / repair / refurbishment of any item scheduled to remain for re-use / incorporation into the follow-up re-build work (if any).
- Temporary / permanent shoring / sheeting / bracing at structures and adjacent site infrastructure scheduled to remain (if any). **Note:** Existing foundations that support adjacent site infrastructure (i.e. streets / sidewalks / buildings / underground utilities / etc.) will be abandoned and left in-place as to not unduly undermine these items.
- Removal of abnormal or deep footings. If encountered, pilings and other deep foundations will be cut off and abandoned in place.
- Removal, handling, and / or disposal of *excessive* loose building contents (i.e. paper records, waste, loose debris, surplus supplies, surplus stock, boxes, loose fixtures, desks, chairs, appliances and furniture).
- Environmental remediation (i.e. asbestos / hazardous materials survey / abatement, UST removal, contaminated soil excavation / disposal, grease interceptor pumping / cleaning / removal, etc.) unless specifically noted and included above without prior approval / change order.
- Provision of dumpsters to be used by the general contractor / other trade contractors.
- Architectural, geo-technical, civil, structural and environmental engineering.

O'ROURKE will retain title to all scrap and other salvage proceeds derived from the demolition work. Standard insurance coverage provided by O'ROURKE (\$20M General / Excess Liability, \$10M Pollution Liability, and Workers Compensation) is *included* in the above pricing. **It should be noted that our insurance specifically includes coverage for demolition operations of this size and scope, while many other firms proposing to perform demolition work do not have coverage specifically as a demolition specialty contractor.**

We would welcome an opportunity to discuss the complete scope of this proposal, the mutual responsibilities of each of our companies and overall coordination with the planned field operations. This quotation is valid for **FORTY-FIVE (45) DAYS ONLY** and shall be subject to termination thereafter. NO RETAINER IS TO BE HELD FROM PAYMENTS, which will be due net thirty days from invoice. This proposal and/or final contract document is not assignable without the written permission of O'ROURKE. This proposal is contingent upon the Owner's vacancy of the subject structures / property.

July 8, 2024
Columbia Township c/o Dustin Frazier
Demolition of 6805 Cambridge Avenue
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Acceptance:

The undersigned principals warrant that they are the owners or duly authorized agents thereof and that pursuant thereto they have the authority to contract as herein provided.

PROPOSED:

O'ROURKE WRECKING COMPANY

By: 

Name: Scott Hollmann

Title: Senior Estimator

Date: July 8, 2024

ACCEPTED:

Columbia Township

By:

Name: Dustin Frazier

Title: _____

Date: _____