

MEET AND CONFER AGENDA

MEETING DATE: November 14, 2017
TIME: 9:00 A.M.
LOCATION: City of Cincinnati, 805 Central Avenue, 7th Floor
FACILITATOR: Nyemah Stark, Senior Community Development Analyst

ITEM

Developer: Towne Properties/Brandstetter Carroll
Main Contact: Chad Munitz, Towne Properties
 ChadMunitz@TowneProperties.com/513.861.8696
City Analyst: Lindsey Florea, Development Analyst
 513-352-3454/Lindsey.Florea@Cincinnati-oh.gov

City Involvement: LEED CRA Tax Abatement
Funding Source: N/A
Total Project Cost: \$22 million
Pre-Bid Meeting: TBD

Bid Acceptance Date: TBD
Bid Closing Date: TBD
 Send/Deliver bids to Oswald Office located at 308 E 8TH Street Suite 500, Cincinnati OH 45202. All bids should be in a sealed envelope and make sure it is marked to the Attention of Wayne McMillian. Any questions can be E-mailed to wmcmillian@oswaldco.com

Bid Packets Opening Date: TBD
Project Anticipated Start Date: March 1st, 2018
Project Anticipated End Date: June 2019

Section 3: NO
State Prevailing Wage: NO
Davis Bacon: NO
Location(s): 314 East Eighth Street/Central Business District
Parcel ID#: 007900040232, 007900040277, 007900040237
Description: New Construction development that will create 66 parking spaces in a two level above grade garage and 108 apartment units in 6 levels above the garage.

Work to be bid (mark with an "x"):

General Contractor		HVAC	X	Siding	X	Elevator	X
Surveying	X	Dry Wall	X	Inter. Painting	X	Landscape	
Demo	X	Metals	X	Exter. Painting	X	Security	X
Abatement/Environ		Doors	X	Driveway/Sidewalk	X	Extermination	X
Site Work	X	Ceiling	X	Masonry	X	Clean-up	X
Framing - Rough	X	Windows	X	Foundation	X	Other (list below)	
Framing - Finish	X	Insulation	X	Concrete	X		
Electric	X	Flooring	X	Fire Suppression	X		
Plumbing	X	Roofing	X	Specialties	X		

Additional opportunities to bid may be available on the City's Vendor Self Service website, which can be found here: <https://vss.cincinnati-oh.gov/webapp/VSSPROD/AltSelfService>. Offerors may register as a City vendor online at www.cincinnati-oh.gov/vss.

INCLUDE AS ATTACHMENT: Plans are included in the attachment and contact info for Phipps Reprographic where the plans are on file.

Link to plans <https://www.dropbox.com/s/ss7ph7j1iht0dq/2017-10-10%20Arch%20set.pdf?dl=0>

ITEM

Rainbow Building

Developer: Walnut Hills Redevelopment Foundation
Main Contact: Joe Sandmann
513.658.0208, joe@walnuthillsrf.org

City Analyst: Greg Koehler, Development Officer
513-352-1596, greg.koehler@cincinnati-oh.gov

City Involvement: \$150,000
Funding Source: City Capital
Total Project Cost: TBD

Schedule: 11/20, 9am: contractor/sub walkthrough, 1528 Madison Rd
11/24, 5pm: questions due
11/28, answers/clarifications returned
12/04, follow-up walkthroughs, by appointment
12/11, 3pm: final bids due
12/15, 5pm: finalists announced. interviews
12/22: bid award

Bid Submission: Submit 3 copies to 656 E McMillan, Cincinnati, OH, 45206 in a sealed envelope, C/O Joe Sandmann, Development Officer

Project Anticipated Start Date: January 2017

Project Anticipated End Date: TBD

Section 3: NO

State Prevailing Wage: YES

Davis Bacon: NO

Location(s): 1528 Madison Rd, East Walnut Hills

Parcel ID#: 061-0001-0141-00

Description: 'Black box' of existing building. The project includes selective demolition of existing finishes and walls, masonry, basic electric and lighting, and the installation of a new storefront system. We are looking for a GC for this job.

General Contractor	X	HVAC		Siding		Elevator	
Surveying		Dry Wall		Inter. Painting	X	Landscape	
Demo	X	Metals		Exter. Painting		Security	
Abatement/Environ		Doors	X	Driveway/Sidewalk		Extermination	
Site Work		Ceiling	X	Masonry	X	Clean-up	
Framing - Rough		Windows	X	Foundation		Other (list below)	
Framing - Finish		Insulation		Concrete			
Electric	X	Flooring		Fire Suppression			
Plumbing		Roofing		Specialties			

INCLUDE AS ATTACHMENT: SEE PLANS AND REQUIREMENTS ON ATTACHMENTS FOR RAINBOW BUILDING



1528 Madison Road – Rainbow Building

Project Summary:

The Rainbow Building is composed of five 800 square foot storefronts with partial basements underneath. This project’s objective is to bring the structure up to a cold dry shell with a new storefront system, minor structural and masonry work, demo of non-structural walls, and code-minimum lighting. We are looking for a GC to coordinate the work.

Building Detail:

Address: 1528 Madison Rd
Date: 1930
Square feet: 4500 (first floor); 2000 (basement)

Project Scope:

- Clean out
- Selective demo (limited to non-structural walls)
- New storefront (knee walls and glass/entries at each bay)
- Exterior masonry
- Structural repair
- Lighting (per code minimum)
- Interior finish

General Requirements – provided by contractor:

- Building Permit
- Sidewalk closer permit
- Dumpsters
- Portable restroom
- General cleaning
- Site supervision
- Project management
- Insurance