

**MEET AND CONFER AGENDA**

**MEETING DATE:** April 11, 2017  
**TIME:** 9:00 A.M.  
**LOCATION:** City of Cincinnati, 805 Central Avenue, 7<sup>th</sup> Floor  
**FACILITATOR:** Nyemah Stark, Senior Community Development Analyst

**ITEM** **College Hill Façade Improvement Program – 5901 and 5917 Hamilton**

Developer: College Hill Community Urban Redevelopment Corporation (CHCURC)  
 Main Contact: Seth Walsh, CHCURC Executive Director  
 513-681-1551, seth.walsh@chcurc.com  
 City Analyst: Greg Koehler, Senior Development Analyst  
 513-352-1596, greg.koehler@cincinnati-oh.gov

City Involvement: TBD – Approximately \$96,000  
 Funding Source: CDBG (Federal)  
 Total Project Cost: Approximately \$180,000

Pre-Bid Meeting: Thursday, April 13, 2017 at 10 am  
 1551 Marlowe Avenue, Cincinnati, OH 45224

Bid Acceptance Date: Monday, April 17, 2017 at 8 am

Bid Closing Date: Friday, April 28, 2017 at 5 pm  
 1551 Marlowe Avenue, Cincinnati, OH 45224

Bid Packets Opening Date: Monday, May 1, 2017 at 9 am  
 1551 Marlowe Avenue, Cincinnati, OH 45224

Project Anticipated Start Date: June 1, 2017  
 Project Anticipated End Date: August 31, 2017

Section 3: YES  
 State Prevailing Wage: NO  
 Davis Bacon: YES  
 Location(s): 5901 and 5917 Hamilton Avenue, College Hill  
 Parcel ID#: 233-0002-0018-00, 233-0002-0015-00

Description: Façade work on these buildings will be broken out over two buildings and three categories. Those two buildings are 5901 Hamilton Avenue (The Dow Corner) and 5917 Hamilton Avenue (The Doll House). The three categories will be masonry, windows and doors, and storefront systems. All bids should be broken into the three categories and divided by the two buildings.

**Dow Corner (5901 Hamilton):**

*Storefront Structure* – We will be looking to rebuild the storefront to include new anodized bronze frame storefront windows. The storefront knee wall will need to be rebuilt and faced with wood. We will need to install a new anodized bronze storefront door.

*Exterior Doors and Windows* – Replace side exterior doors with similar double full light doors with glass transom. Replace the windows with historically appropriate windows. Any historic framing that can be salvaged will be saved and repaired. Windows will be installed to fit the historic window openings.

*Masonry Restoration and Painting* – Clean and tuck point all terra cotta tiles and rebuild the parapet wall. Scrape metal trim behind sign and repaint the repair surface. Clean all brick.

**Doll House (5917 Hamilton)**

*Storefront Structure* – Rebuild storefront to include new aluminum anodized bronze frame storefront windows. Install new aluminum anodized bronze frame full light glass door. Tuck remaining storefront brick.

*Exterior Doors/Windows* – Install full-light anodized bronze doors for all side façade doors that were boarded/blocked up. Install double swing full light glass doors in rear façade door opening. Widen opening to accommodate doors. Replace windows with historically appropriate windows. Any historic framing that can be salvaged will be saved and repaired. Windows will be installed to fit the historic window openings.

*Masonry Restoration and Painting* – Entire building, all four facades require tuck pointing. Scrape all paint on front façade, seal wood, repaint with historically appropriate colors as determined by owner.

Work to be bid (mark with an “x”):

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

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](http://www.cincinnati-oh.gov/vss).

**ITEM**

**Nehemiah Manufacturing**

Developer: AI Neyer, LLC  
Main Contact: Robert Marks  
City Analyst: Morgan Sutter  
352-6268 / morgan.sutter@cincinnati-oh.gov

City Involvement: CRA Tax Abatement, \$122,000 in land sale proceeds, and \$200,000 installation of environmental control

Funding Source: N/A  
Total Project Cost: ~\$12 Million

Pre-Bid Meeting: 4/14/17, 1:00 PM  
Bid Acceptance Date: 4/27/17, 4:00 PM  
Bid Closing Date: 4/27/17

Bid Packets Opening Date: 4/28/17  
AI Neyer Offices – Private Opening

Project Anticipated Start Date: 5/1/17  
Project Anticipated End Date: 2/1/18

Section 3: NO  
State Prevailing Wage: NO  
Davis Bacon: NO  
Location(s): 1907 South St., Cincinnati, OH 45202  
Parcel ID#: 01490014008400  
Description: New 172,000 sf office and manufacturing facility

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

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

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**ITEM**

**Pogue’s Garage Redevelopment – Phase III**

Developer:  
Main Contact:  
  
City Analyst:

Cincinnati Center City Development Corporation  
Brandy Delfavero  
513-977-8033 / bdelfavero@3cdc.org  
Gregory Q. Roberson, [Gregory.roberson@cincinnati-oh.gov](mailto:Gregory.roberson@cincinnati-oh.gov)  
513.352.4535

City Involvement:  
Funding Source:  
Total Project Cost:

\$9,500,000  
Capital 980 Funds  
\$86,331,703

Pre-Bid Meeting:

*To Be Determined*  
Turner Construction Co.  
250 West Court St., Suite 300W, Cincinnati, Ohio 45202

Bid Acceptance Date:  
Bid Closing Date:

*April 24, 2017*  
*April 27, 2017 at 4:00pm*  
Turner Construction Co.  
250 West Court St., Suite 300W, Cincinnati, Ohio 45202

Bid Packets Opening Date:

*April 28, 2017*  
Send/Deliver bids in a sealed envelope to the Turner Construction Office noted above.

Project Anticipated Start Date:  
Project Anticipated End Date:

*July 1, 2017*  
*June 1, 2019*

Section 3:  
State Prevailing Wage:  
Davis Bacon:  
Location(s):  
Parcel ID#:  
Description:

No  
Yes  
No  
118 West Fourth Street  
145-0001-0304  
Construction of a 700+ space 7 level parking garage with ground level retail space, and a 264 unit 8 level luxury apartment building over the garage with an amenities deck which includes a pool and a sky lounge on the 16th floor.

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	X
Demo		Metals	X	Exter. Painting	X	Security	X
Abatement/Environ		Doors	X	Driveway/Sidewalk	X	Extermination	
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	Pools	X
Electric	X	Flooring	X	Fire Suppression	X		
Plumbing	X	Roofing	X	Specialties	X		

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INCLUDE AS ATTACHMENT: PLANS, WAGE RATES, AND FORM 217 FOR MEETING