

MEET AND CONFER AGENDA

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

ITEM

Gateway at McMillan

Developer: Paramount Redevelopment Group, LLC
 Main Contact: Samir Kulkarni, Solica Construction
 Phone #: 513-869-2006 Email: samir.kulkarni@solicaonstruction.com
 City Analyst: Anthony Cadle, 352-6118
 anthony.cadle@cincinnati-oh.gov
 City Involvement: \$345,000 & CRA Tax Abatement
 Funding Source: City Capital Funds
 Total Project Cost: \$1,598,475.00
 Pre-Bid Meeting: June 1, 2017
 737 E. McMillan Road, Cincinnati, OH, 45206
 Bid Acceptance Date: June 15, 2017
 Bid Closing Date: June 15, 2017
 Bid Packets Opening Date: June 16, 2017
 9545 Kenwood Road, Suite 303, Cincinnati, OH 45242
 Project Anticipated Start Date: July 1, 2017
 Project Anticipated End Date: May 31, 2018
 Section 3: NO
 State Prevailing Wage: NO
 Davis Bacon: NO
 Location(s): 723 - 737 E. McMillan, Walnut Hills
 Parcel ID#: 068-0003-0089, 0088, 0087, 0086, 0085
 Description: The Redevelopment will consist of the renovation of currently vacant mixed-use buildings to total 12 residential apartments and three commercial storefronts, two parking lots and one vacant lot.

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

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

INCLUDE AS ATTACHMENT: WILL BE AVAILABLE IN THE MEETING

ITEM

Developer:
Main Contact:

City Analyst:

City Involvement:
Funding Source:
Total Project Cost:

Pre-Bid Meeting:

Bid Open Date:
Bid Closing Date:

Bid Award Date:

Project Anticipated Start Date:
Project Anticipated End Date:
Section 3:
State Prevailing Wage:
Davis Bacon:
Location(s):
Parcel ID#:
Description:

Comfort Station

Walnut Hills Redevelopment Foundation
Joe Sandmann
513.658.0208, joe@walnuthillsrf.org
Kathleen Colley, Development Officer
513-352-4638, kathleen.colley@cincinnati-oh.gov

\$150,000
CDBG
TBD

5/16/17, 9:00am
793 E McMillan St, Cincinnati, OH, 45206
5/19/17 – all questions, clarifications due

5/23/17
6/6/17, 5:00pm
Submit to 656 E McMillan, Cincinnati, OH, 45206 in a sealed envelope,
addressed to Joe Sandmann, Development Officer

6/13/17, 5:00pm
Notification by telephone or email

Mid-May
TBD
YES
NO
YES
793 E McMillan, Walnut Hills
068-0003-0220-00
'Black box' of exterior, ground level, and lower level of existing
building. The project includes selective demolition of existing finishes,
walls, and ceilings, as well as the installation of a fully automatic
sprinkler system. Stabilization also included.

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

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

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INCLUDE AS ATTACHMENT:

PLANS WILL BE AVAILABLE AT THE MEETING

ITEM

Developer:
Main Contact:

City Analyst:

City Involvement:
Funding Source:
Total Project Cost:

Pre-Bid Meeting:

Bid Acceptance Date:
Bid Closing Date:

Bid Packets Opening Date:

Project Anticipated Start Date:
Project Anticipated End Date:

Section 3:
State Prevailing Wage:
Davis Bacon:

Location(s):
Parcel ID#:

Description:

College Hill Façade Improvement Program – 6118 Hamilton Avenue

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

TBD – Approximately \$1,600
CDBG (Federal)
Approximately \$2,000

Thursday, May 11, 2017 at 10 am
1551 Marlowe Avenue, Cincinnati, OH 45224

Friday, May 12, 2017 at 8 am
Friday, May 19, 2017 at 5 pm

1551 Marlowe Avenue, Cincinnati, OH 45224
Monday, May 22, 2017 at 9 am
1551 Marlowe Avenue, Cincinnati, OH 45224

June 15, 2017
June 30, 2017

YES
NO
YES

6106 Hamilton Avenue, College Hill
233-0003-0102-00

Silk Road Textiles is requesting bids to paint the maroon tiles above the front awning a purple color (close to Pantone RGB 60,16,83) and the south wall an orange color (close to Pantone 178-C). The south wall will require scraping of old, worn paint prior to the new application of paint.

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

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

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INCLUDE AS ATTACHMENT:

SEE ATTACHMENT FOR MORE INFORMATION

ITEM

Developer:
Main Contact:

Renovation and Expansion for Active Day

Neyer Management
Justin Gentry, HuDawn
1770 Mason Morrow Millgrove Road Lebanon, Ohio 45036
513-234-7989 or justin@hudawn.com

City Analyst:

Greg Koehler, Senior Development Analyst
(513) 352-1596 or greg.koehler@cincinnati-oh.gov

City Involvement:
Funding Source:
Total Project Cost:

Tax abatement
Private Funds
\$850,000.00

Bid Docs Available:
Pre-Bid Meeting:
Bid Acceptance Date:
Bid Closing Date:

April 28th; contact Justin Gentry (see above contact info)
Not Applicable
May 15, 2017
May 19, 2017 Noon
1770 Mason Morrow Millgrove Road Lebanon, Ohio 45036

Project Anticipated Start Date:
Project Anticipated End Date:

June 5, 2017
September 1, 2017

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

NO
NO
NO
1125 Towne Street Cincinnati, Ohio 45216
117-0004-0262-90
Interior renovation and expansion of existing building to accommodate a new adult day care center.

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

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

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INCLUDE AS ATTACHMENT:

https://www.dropbox.com/sh/pgb6fjzd0sz517i/AAB_R6G3uIBBIM11C40vobe_a?dl=0

ITEM

Developer:
Main Contact:

The Rennen and Beecher Flats

3CDC
CJ Montante – 3CDC
Phone: 513.977.8059, Email: cmontante@3cdc.org

Note** We are interviewing two contractors now. We can give contact info at the meeting or provide who we have awarded the project to by then.

City Analyst: Stephen Eastridge Phone: 513.352.4546,
Email: Stephen.eastridge@cincinnati-oh.gov

City Involvement: \$0
Funding Source: Cincinnati Equity Fund II, First Financial Bank, 3CDC equity

Total Project Cost: \$7.1MM

Pre-Bid Meeting: TBD

Bid Acceptance Date: May 10, 2017

Bid Closing Date: May 26, 2017

Bid Packets Opening Date: May 29, 2017

Project Anticipated Start Date: June 1, 2017

Project Anticipated End Date: May 25, 2018

Section 3: NO

State Prevailing Wage: NO

Davis Bacon: NO

Location(s): 1505 Race St and 116 W 15th St

Parcel ID#: 081-0002-0357 and 081-0002-0349-90

Description: The Rennen building will be on the NW corner of 15th and Race and will have 5 condo units with 2,200 SF of commercial space. This will be a renovation and new infill. Beecher Flats will be all new construction of 13 condo units and 2,800 SF of commercial space on the NE corner of 15th and Pleasant.

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

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

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INCLUDE AS ATTACHMENT: <https://www.dropbox.com/sh/ycswkh8cwr4zmr/AAAvjCw0rPUcOqLIN4XVEVCCa?dl=0>