

**MEET AND CONFER AGENDA**

**MEETING DATE:** Tuesday, February 28th  
**TIME:** 9:00 A.M.  
**LOCATION:** City of Cincinnati, 805 Central Avenue, 7th Floor, Griesel Room  
**FACILITATOR:** Nyemah Stark, Senior Community Development Analyst

**ITEM** **1207 ELM STREET**  
 Developer: BAM REALTY  
 Main Contact: Jake Suer – HGC Construction  
 513-861-8866  
 City Analyst: John Reiser, Community Development Analyst  
 513-352-6261  
 City Involvement: N/A  
 Funding Source: CRA LEED Tax Abatement  
 Total Project Cost: \$1.3 million  
 Pre-Bid Meeting: March 2, 2017  
 10:00 A.M.  
 1207 Elm Street  
 Cincinnati, OH 45202  
 Bid Acceptance Date: March 6, 2017  
 Bid Closing Date: March 10, 2017  
 10:00 A.M.  
 HGC Construction  
 2814 Stanton Avenue  
 Cincinnati, OH 45206

Send/Deliver Bids in a sealed envelope to the HGC Office no later than **10AM on 03/10/2017**. Make sure all envelopes are to the ATTENTION of Jake Suer. Please send an e-mail to jsuer@hgconstruction.com confirming a bid was submitted. All envelopes will remain sealed until bid opening at 10AM on 03/10/2017.

Bid Packets Opening Date: March 10, 2017  
 10:00 A.M.  
 HGC Construction  
 2814 Stanton Avenue  
 Cincinnati, OH 45206  
 Bids will be read aloud at the HGC Office 1st Floor Conference Room at 10AM on 03/10/2016.

Project Anticipated Start Date: April 2017  
 Project Anticipated End Date: September 2017  
 Section 3: NO  
 State Prevailing Wage: NO  
 Davis Bacon: NO  
 Location(s): 1207 Elm Street  
 Cincinnati, OH 45202  
 Parcel ID#: 081-0003-0090-00  
 Description: Full demolition and renovation of historic four story building into three apartments and one condominium. Includes demolition of existing roof and addition of new roof structure, roof deck, and small site improvements.

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

|                    |   |            |   |                   |   |                    |   |
|--------------------|---|------------|---|-------------------|---|--------------------|---|
| General Contractor |   | HVAC       |   | Siding            | x | Elevator           |   |
| Surveying          |   | Dry Wall   | x | Inter. Painting   | x | Landscape          |   |
| Demo               |   | Metals     | x | Exter. Painting   | x | Security           | x |
| Abatement/Environ  |   | Doors      | x | Driveway/Sidewalk | x | Extermination      |   |
| Site Work          |   | Ceiling    | x | Masonry           | x | Clean-up           | x |
| Framing - Rough    |   | Windows    | x | Foundation        |   | Other (list below) |   |
| Framing - Finish   |   | Insulation | x | Concrete          | x |                    |   |
| Electric           |   | 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](http://www.cincinnati-oh.gov/vss).

INCLUDE AS ATTACHMENT: PLANS ATTACHED

**ITEM**

**Kroger Culinary Center**

Developer: Kroger  
 Main Contact: Ian Smith, Kroger Company  
 513/762-1112 ian.smith@kroger.com  
 City Analyst: Stephen Eastridge, Development Analyst  
 513-352-4546, Stephen.Eastridge@cincinnati-oh.gov

City Involvement: \$0  
 Funding Source: CRA Tax Exemption, LEED Project  
 Total Project Cost: \$3,500,000

Pre-Bid Meeting: TBD  
 TBD

Bid Acceptance Date: TBD  
 Bid Closing Date: TBD  
 TBD

Bid Packets Opening Date: TBD  
 TBD

Project Anticipated Start Date: March 6, 2017  
 Project Anticipated End Date: July 28, 2017

Section 3: NO  
 State Prevailing Wage: NO  
 Davis Bacon: NO  
 Location(s): 901 Elm Street Central Business District  
 Parcel ID#: 076 0001 0313 00  
 Description: Building being converted into Kroger’s corporate food innovation and culinary development center

Work to be bid (mark with an “x”):

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

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**ITEM**

**Renovation of Urban Stead Cheese**

Developer:

Terrex LLC

Main Contact:

Matt Packer

3200 Madison Road Suite 2B Cincinnati, Ohio 45209

513-200-4760 or mpacker@terrexllc.com

City Analyst:

Greg Koehler, Senior Development Analyst

(513) 352-1596 or greg.koehler@cincinnati-oh.gov

City Involvement:

Tax abatement

Funding Source:

Private Funds

Total Project Cost:

\$1,000,000

Bid Docs Available:

Feb 28<sup>th</sup>; contact Matt Packer (see above contact info)

Pre-Bid Meeting:

Not Applicable

Bid Acceptance Date:

March 14, 2017

Bid Closing Date:

March 17, 2017 Noon

3200 Madison Road Suite 2B Cincinnati, Ohio 45209

Project Anticipated Start Date:

April 1, 2017

Project Anticipated End Date:

September 1, 2017

Section 3:

NO

State Prevailing Wage:

NO

Davis Bacon:

NO

Location(s):

3036 Woodburn Ave Cincinnati, Ohio 45206

Parcel ID#:

055-0006-0091-00

Description:

Interior and Exterior renovation of artisanal cheese making facility.

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

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

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INCLUDE AS ATTACHMENT:

PLANS WILL BE IN THE MEETING

**ITEM**

**1925 Vine Street – 20 Apartment**

Developer: 1925 Vine Street LLC  
 Main Contact: Greg Cole – 513-604-9369, [gcole@theacanthusgroup.com](mailto:gcole@theacanthusgroup.com)  
 City Analyst: Gary Boeres 513-352-6138  
[Gary.Boeres@cincinnati-oh.gov](mailto:Gary.Boeres@cincinnati-oh.gov)

City Involvement: \$0  
 Funding Source: Bank Funding / Owner Investment  
 Total Project Cost: \$1,500,000

Pre-Bid Meeting: 3/7/17 – 9:00am  
 1925 Vine Street

Bid Acceptance Date: 3/21/17 – 5:00pm  
 Bid Closing Date: 3/28/17 – 5:00pm  
 Send bids in a sealed envelope to 14 West 15<sup>th</sup> Cincinnati, Ohio 45202

Bid Packets Opening Date: 2/28/17  
 1925 Vine St 45202

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

Section 3:  
 State Prevailing Wage: NO  
 Davis Bacon: NO  
 Location(s): 1925 Vine St 45202  
 Parcel ID#: 095-0003-0067-00  
 Description: Complete renovation of 20 Apartment units

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

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

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