

**MEET AND CONFER AGENDA**

**MEETING DATE:** November 8<sup>th</sup>, 2016  
**TIME:** 8:30 A.M.  
**LOCATION:** City of Cincinnati, 805 Central Avenue, 7<sup>th</sup> Floor  
**FACILITATOR:** Nyemah Stark, Senior Community Development Analyst

**ITEM** **15<sup>th</sup> and Vine Office Building**  
 Developer: 3CDC  
 Main Contact: Brad Roebke  
 513-977-8053; broebke@3cdc.org  
 City Analyst: Stephen Eastridge, Development Analyst  
 513-352-4546; Stephen.Eastridge@cincinnati-oh.gov  
 City Involvement: \$0  
 Funding Source: Cincinnati Equity Fund Loan (\$14.8 million); New Market Tax Credits (\$4.5 million)  
 Total Project Cost: \$19.3 million  
 Pre-Bid Meeting: 11/8/2016, 8:30AM  
 City of Cincinnati, 805 Central Avenue, 7<sup>th</sup> Floor  
 Bid Acceptance Date: 11/8/2016  
 Bid Closing Date: 11/22/2016  
 5050 Section Ave #440, Cincinnati, OH 45212  
 Bid Packets Opening Date: 11/23/2016  
 5050 Section Ave #440, Cincinnati, OH 45212  
 Project Anticipated Start Date: 12/1/2016  
 Project Anticipated End Date: 12/1/2017  
 Section 3: NO  
 State Prevailing Wage: NO  
 Davis Bacon: NO  
 Location(s): 1425-1437 Vine St., 5-7 W 15<sup>th</sup> St.  
 Parcel ID#: 081-0004-0450-00  
 Description: multi-use, multi-tenant 5-story commercial

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

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

INCLUDE AS ATTACHMENT: <https://www.dropbox.com/s/oodrmr1086c1srj/15%2BVine%20Arch%20Drawings.pdf?dl=0>

**ITEM**

**771 & 772 E McMillan Redevelopment**

Developer: South Block Properties, Ltd.  
 Main Contact: Michael Berry  
 (513) 910-2202  
 City Analyst: John Reiser, Development Analyst  
[John.reiser@cincinnati-oh.gov](mailto:John.reiser@cincinnati-oh.gov) (513)352-6261

City Involvement: \$515,000  
 Funding Source: CDBG  
 Total Project Cost: \$1.2MM

Pre-Bid Meeting: December 9, 2016  
 771 E. McMillan

Bid Acceptance Date: December 12, 2016  
 Bid Closing Date: December 23, 2016 at 8:00 AM  
 1718 Blue Rock

Bid Packets Opening Date: December 23, 2016 at 12:00 PM  
 1718 Blue Rock

Project Anticipated Start Date: December 26, 2016  
 Project Anticipated End Date: July 7, 2017

Section 3: Yes  
 State Prevailing Wage: No  
 Davis Bacon: No  
 Location(s): 771 and 772 E. McMillan  
 Parcel ID#: 067-0002-0005; 068-0003-0265  
 Description: Redevelopment of two historic building into 7 apartments and one commercial space.

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

General Contractor		HVAC	X	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	X	Flooring		Fire Suppression			
Plumbing	X	Roofing	X	Specialties			

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INCLUDE AS ATTACHMENT: PLANS WILL BE PRESENTED IN THE MEETING

**ITEM**

**Developer:** Film Center, LLC (Urban Sites)  
**Main Contact:** Mike Valencic, Urban Sites Construction  
 513-617-0483, mikev@urbansites.com  
**City Analyst:** John Reiser, Development Analyst  
[John.reiser@cincinnati-oh.gov](mailto:John.reiser@cincinnati-oh.gov) (513)352-6261  
  
**City Involvement:** CRA Tax Abatement  
**Funding Source:** N/A  
**Total Project Cost:** \$9,383,384  
  
**Pre-Bid Meeting:** 11.22.2016, 1632 Central Parkway Ohio 45202  
**Bid Acceptance Date:** 12.02.2016 10:00 AM  
**Bid Closing Date:** 12.09.2016 10:00 AM  
**Bid Packets Opening Date:** 12.16.2016 @ 1209 Sycamore Street  
  
**Project Anticipated Start Date:** January 1, 2017  
**Project Anticipated End Date:** December 31, 2017  
  
**Section 3:** NO  
**State Prevailing Wage:** NO  
**Davis Bacon:** NO  
**Location(s):** 1637 Central Parkway, 45202 (OTR)  
**Parcel ID#:** 133-0003-0010  
**Description:** Full renovation of 53,000 SF vacant building into XX residential apartment units and approximately 11,000 SF of commercial space.

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

General Contractor		HVAC	X	Siding	X	Elevator	X
Surveying		Dry Wall	X	Inter. Painting	X	Landscape	X
Demo		Metals	X	Exter. Painting		Security	
Abatement/Environ		Doors	X	Driveway/Sidewalk	X	Extermination	X
Site Work	X	Ceiling		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		

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INCLUDE AS ATTACHMENT:

PLAN WILL BE PRESENTED AT THE MEETING

**ITEM**

**Pogue’s Garage Redevelopment  
Adjacent Property Restoration**

Developer: Cincinnati Center City Development Corporation  
Main Contact: Brandy DelFavero – 3CDC  
(p) 513-977-8033 (e) [bdelfavero@3cdc.org](mailto:bdelfavero@3cdc.org)  
Jim Crossin – Flaherty & Collins  
(p) 317-819-1575 (e) [jcrossin@flco.com](mailto:jcrossin@flco.com)  
City Analyst: Gregory Q. Roberson  
[Gregory.roberson@cincinnati-oh.gov](mailto:Gregory.roberson@cincinnati-oh.gov) 513.352.4535

City Involvement: \$9,500,000  
Funding Source: Capital 980 Funds  
Total Project Cost: \$86,331,703

Pre-Bid Meeting: **11/9/2016 @ 2:00pm**  
Turner Construction Co.  
250 West Court St., Suite 300W  
Cincinnati, Ohio 45202

Bid Acceptance Date: **11/15/2016**  
Bid Closing Date: **11/17/2016 2:00pm**  
Bid Packets Opening Date: **11/17/2016 at Turner Construction Co.**

Project Anticipated Start Date: October 1, 2016  
Project Anticipated End Date: Garage: April 2018  
Residential Tower: January 2019

Section 3: NO  
State Prevailing Wage: YES  
Davis Bacon: NO  
Location(s): 118 W. Fourteenth Street, Cincinnati, Ohio (Central Business District)  
Parcel ID#: 145-0001-0304  
Description: 4<sup>th</sup> and Race will provide an apartment tower containing approximately 225 residential units on eight levels. This portion of the project will be completed in partnership with Flaherty & Collins Properties. The tower will be constructed above 23,500 square feet of retail and a 700-space parking garage, with the first floor of the residential tower located approximately nine floors above grade. The structure’s exterior materials will include glass, metal panel, and masonry and/or pre-cast concrete.

Work to be bid (mark with an “x”):

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

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INCLUDE AS ATTACHMENT: FOLLOW LINK BELOW FOR PLANS

Bid Manual (Draft), Preliminary Schematic Design Plans,  
[https://www.dropbox.com/sh/u5o6436r28qvzaf/AAA1YTyOWI3xLBCLU84\\_Diina?dl=0](https://www.dropbox.com/sh/u5o6436r28qvzaf/AAA1YTyOWI3xLBCLU84_Diina?dl=0)

**ITEM**

Developer:  
Main Contact:

City Analyst:

City Involvement:  
Funding Source:  
Total Project Cost:

**Project Unity**

Custom Pro Development  
Devin Reilly  
[Dreilly@customprologistics.com](mailto:Dreilly@customprologistics.com) / 513.620.4275  
Gregory Q. Roberson / Senior Development Analyst  
513.352.4535 / [gregory.roberson@cincinnati-oh.gov](mailto:gregory.roberson@cincinnati-oh.gov)  
\$0  
SBA 7a  
\$885,000

Pre-Bid Meeting: **11/14/16 9 a.m.**  
Bid Acceptance Date: **11/14/16**  
Bid Closing Date: **11/22/16 2 p.m.**  
Bid Packets Opening Date: **11/22/16 3 p.m.**

Project Anticipated Start Date: 1/1/17  
Project Anticipated End Date: 1/1/18  
Section 3: NO  
State Prevailing Wage: NO  
Davis Bacon: NO  
Location(s): 1707 Race Street 45202  
Parcel ID#: 094-0008-0167 Over-the-Rhine  
Description: One tenant, owner occupied, 4 floors of commercial office space. 20% of rehab spent on ADA compliance, and proper fire precautions

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

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

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