

MEET AND CONFER AGENDA

MEETING DATE: February 23, 2016
TIME: 8:30 A.M.
LOCATION: City of Cincinnati, 805 Central Avenue, 7th Floor
FACILITATOR: Nyemah Stark, Senior Community Development Analyst

ITEM

Cinfed Credit Union Office

Developer: Al. Neyer, LLC
 Main Contact: Ken Berling, Project Manager, Al. Neyer
 513-910-0834, kberling@neyer.com
 City Analyst: Dan Bower
Dan.Bower@cincinnati-oh.gov

City Involvement: LEED CRA tax abatement
 Funding Source: N/A
 Total Project Cost: \$3,200,000.00

Pre-Bid Meeting: February 23, 2016 at 10am ???
 Centennial Plaza, Cincinnati, OH 45202

Bid Acceptance Date: February 16, 2016 at 12 PM
 Bid Closing Date: 2/26/2016
 Bid Packets Opening Date: 2/16/2016

Project Anticipated Start Date: April 4, 2016
 Project Anticipated End Date: November 14, 2016

Section 3: NO
 State Prevailing Wage: NO
 Davis Bacon: NO
 Location(s): 3520 Ibsen Avenue, Cincinnati, OH 45209
 Parcel ID#: 051-0002-0288-00

Al. Neyer to be general contractor for the core and shell construction of a 2 story office building.

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

General Contractor	X	HVAC		Siding		Elevator	
Surveying		Dry Wall		Inter. Painting		Landscape	
Demo		Metals	X	Exter. Painting		Security	
Abatement/Environ		Doors		Driveway/Sidewalk	X	Extermination	
Site Work		Ceiling		Masonry	X	Clean-up	
Framing - Rough		Windows	X	Foundation	X	Other (list below)	
Framing - Finish		Insulation		Concrete	X	Asphalt	X
Electric	X	Flooring		Fire Suppression	X		
Plumbing	X	Roofing	X	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: PLANS (will be made available at the meeting), WAGE RATES, AND FORM 217 FOR MEETING

ITEM

Developer:
Main Contact:

City Analyst:

City Involvement:
Funding Source:
Total Project Cost:

Pre-Bid Meeting(s):

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#:

Chapel Street Apartments

Talbert Services, Inc., Dr. James Wilson, VP of Housing
Joel Beck, Model Construction
jbeck@modelgroup.net / 513-559-4567
Morag Adlon
Morag.adlon@cincinnati-oh.gov / 513-352-6138

\$400,000
HOME
\$4,767,808.00

February 17, 2016 at 10:00am and February 25, 2016, 1:00pm
1118 Chapel Street
February 23, 2016
March 2, 2016, 1:00pm
Electronic submission to jbeck@modelgroup.net
March 2, 2016
April 4, 2016
January 30, 2017

YES
NO
NO
1118 Chapel Street, Cincinnati, OH 45206 (Walnut Hills)
066-0002-0137

Description: Chapel Street Apartments is the renovation of an existing 24 unit apartment building to produce permanent supportive housing for adults at risk of homelessness. This project will be a semi-gut rehab. The main structure is to remain intact. There will be minor layout changes, upgraded mechanicals, updated finishes, and the replacement of items that have reached the end of their useful life. Talbert Services, Inc. will serve as the owner, developer, and property manager of this development. Talbert House will deliver expert services to the target population.

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

General Contractor		HVAC	X	Siding		Elevator	
Surveying		Dry Wall	X	Inter. Painting	X	Landscape	X
Demo	X	Metals	X	Exter. Painting	X	Security	X
Abatement/Environ	X	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		

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INCLUDE AS ATTACHMENT:

PLANS, WAGE RATES, AND FORM 217 FOR MEETING

ITEM

28-32 West Court Street CRA Renovation

Developer:
Main Contact:

Daffin Investments Ohio, LLC
Jim Daffin, Daffin Investment Ohio, LLC
513-535-2155; daffin@fuse.net

City Analyst:

Eric Denson, Senior Economic Development Analyst
513-352-4981; eric.denson@cincinnati-oh.gov

City Involvement:
Funding Source:
Total Project Cost:

CRA Tax Abatement – no City funds
CRA Tax Abatement – no City funds
\$850,000.00

Pre-Bid Meeting:

Thursday, February 25, 2016 from 10:00 am - noon
28-32 West Court Street, Cincinnati, Ohio 45202

Bid Acceptance Date:

TBD

Bid Closing Date:

TBD

Bid Packets Opening Date:

TBD

Project Anticipated Start Date:

March 2016

Project Anticipated End Date:

September 2016

Section 3:

No

State Prevailing Wage:

No

Davis Bacon:

No

Location(s):

28-32 West Court Street, Cinti., OH 45202; Over-the-Rhine

Parcel ID#:

76-2-133

Description:

Renovation of four-story building to include 12 one-bedroom apartments and first floor commercial space.

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

General Contractor		HVAC	X	Siding		Elevator	
Surveying		Dry Wall	X	Inter. Painting	X	Landscape	
Demo		Metals		Exter. Painting		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		Concrete			
Electric	X	Flooring		Fire Suppression			
Plumbing	X	Roofing		Specialties			

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