

MEET AND CONFER AGENDA

MEETING DATE: Tuesday, June 28, 2016
TIME: 8:30 A.M.
LOCATION: City of Cincinnati, 805 Central Avenue, 7th Floor
FACILITATOR: Nyemah Stark, Senior Community Development Analyst

ITEM **New Manatee – 3094 Madison Road Mixed-Use Project**

Developer: Terrex Construction LLC
 Main Contact: Matt Packer, Principal
 513-337-9822 / mpacker@terrexllc.com
 City Analyst: Kathleen Colley
 513-352-4638 / kathleen.colley@cincinnati-oh.gov
 City Involvement: CRA Tax Abatement
 Funding Source: N/A
 Total Project Cost: \$2,000,000
 Pre-Bid Meeting: Schedule by appointment
 3094 Madison Road
 Bid Acceptance Date: Varies
 Bid Closing Date: Varies
 Terrex Construction LLC
 3200 Madison Road, Suite 2B, Cincinnati, Ohio 45209
 Bid Packets Opening Date: N/A
 Project Anticipated Start Date: July 18, 2016
 Project Anticipated End Date: November 30, 2016
 Section 3: No
 State Prevailing Wage: No
 Davis Bacon: No
 Location(s): 3094 Madison Road, Oakley
 Parcel ID#: 050-0001-0009-00
 Description: The project is the construction of a new, mixed-used building with separated uses (Business, Mercantile, and Residential).

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

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

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: Architectural In Progress Drawings

ITEM

Developer:
Main Contact:

Messer Corporate Office

Messer Financial Services
Robert J. Inkrot- Messer Construction Co.
513-672-4000 PHONE/ binkrot@messer.com EMAIL

City Analyst:

Stephen W. Eastridge, Development Analyst
513.352.4546 stephen.eastridge@cincinnati-oh.gov

City Involvement:

No Direct City funds, Tax Increment Finance Rebate Net 70%

Funding Source:

Messer cash equity and construction loan.

Total Project Cost:

\$9,150,000.00 Hard Construction Cost including Furniture

Pre-Bid Meeting:

Multiple dates. Messer will outline program/dates at meeting.
See attached schedule.

Bid Acceptance Date:

Multiple dates. Messer will outline program/dates at meeting.
See attached schedule.

Bid Closing Date:

Multiple dates. Messer will outline program/dates at meeting.
See attached schedule.

Bid Packets Opening Date:

Private opening

Project Anticipated Start Date:

Late August 2016

Project Anticipated End Date:

Summer 2017

Section 3:

NO

State Prevailing Wage:

NO

Davis Bacon:

NO

Location(s):

643 West Court St.

Parcel ID#:

Multiple parcels

Description:

Construction of a new 50,000 GSF, two story office building and associated site work.

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

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

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INCLUDE AS ATTACHMENT:

Preliminary bid package schedule

PRELIMINARY DRAFT - Bid Packages for Messer Corporate Office Relocation

Bid Package Title	Bid Acceptance Date	Bid Closing Date	Category #
Exterior Shell (Design-Assist)	6/28/16	2-3 weeks from 6/28	1
Mechanical, Plumbing, Fire Protection (Design Build)	6/28/16	2-3 weeks from 6/28	2
Furniture	7/4/16	2-3 weeks from 7/4	3
Exterior CX (Consulting)	7/4/16	2-3 weeks from 7/4	4
Sitework (South of Richmond)	7/18/16	2-3 weeks from 7/18	5
Electrical (Design Build)	7/11/16	2-3 weeks from 7/11	6
Abatement	8/1/16	2-3 weeks from 8/1	7
Demo	8/29/16	2-3 weeks from 8/29	8
GeoPiers	7/25/16	2-3 weeks from 7/25	9
Rebar (Foundations)	8/1/16	2-3 weeks from 8/1	10
Rebar (Building Frame)	8/1/16	2-3 weeks from 8/1	11
Roofing	8/8/16	2-3 weeks from 8/8	12
Hardscape	8/29/16	2-3 weeks from 8/29	13
Site Utilities	8/29/16	2-3 weeks from 8/29	14
Sitework (Remainder)	8/29/16	2-3 weeks from 8/29	15
Landscaping & Irrigation	9/26/16	2-3 weeks from 9/26	16
Interior Finishes	10/3/16	2-3 weeks from 10/3	17

****DISCLAIMER - Subject to change as design is completed****