

MEET AND CONFER AGENDA

MEETING DATE: October 25, 2016
TIME: 8:30 A.M.
LOCATION: City of Cincinnati, 805 Central Avenue, 7th Floor
FACILITATOR: Nyemah Stark, Senior Community Development Analyst

ITEM

Strietmann Building
 Developer: Grandin Company LTD
 Main Contact: Margaret H. Wyant
 513.871.7110 / peg@grandinproperties.com
 City Analyst: Stephen Eastridge Development Analyst
 City Involvement: \$0
 Funding Source: CRA Tax Abatement
 Total Project Cost: \$14,473,228

Pre-Bid Meeting: October 20, 2016
 1308 Race Street, Cincinnati OH 45202
 Bid Acceptance Date: November 15, 2016
 Bid Closing Date: November 15, 2016
 1308 Race Street, Cincinnati OH 45202
 Bid Packets Opening Date: November 20, 2016
 1308 Race Street, Cincinnati OH 45202

Project Anticipated Start Date: 01/01/2017
 Project Anticipated End Date: 10/31/2017

Section 3: NO
 State Prevailing Wage: NO
 Davis Bacon: NO
 Location(s): 221 W. 12th Street
 Parcel ID#: 076-0001-0130-0

Description: The proposed renovation project, with a total of 88,000+ rentable square feet, would result in 7-10 office and restaurant units. Work to be done includes demo and abatement; replacing floors, windows, roof, and elevators; creating new commercial spaces with kitchenettes and individual HVAC systems; installing solar panels; constructing for LEED certification.

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

General Contractor	X	HVAC	X	Siding	X	Elevator	X
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	
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		

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, WAGE RATES, AND FORM 217 FOR MEETING**

ITEM

Developer:
Main Contact:

Ziegler Park

3CDC
Matt Schaefer
Turner Construction Company
(513) 646-6126, mschaefer@tcco.com

City Analyst:

Philip Denning, Senior Development Officer
Philip.denning@cincinnati-oh.gov (513) 352-1953

City Involvement:
Funding Source:
Total Project Cost:

Grant
N/A
\$24,095,000

Pre-Bid Meeting:

None scheduled, site is available for individual visit, contact Turner to schedule a visit
1301 Sycamore St (Jobsite)

Bid Acceptance Date:
Bid Closing Date:
Bid Packets Opening Date:
Bid Packets Opening Location:

Landscaping – October 5, 2016
Landscaping – November 4, 2016
Landscaping – November 4, 2016
DELIVER SEALED HARD COPIES ADDRESSED TO:

Tom Gries
Turner Construction Company
250 W. Court Street, Suite 300
Cincinnati, Ohio 45202

Project Anticipated Start Date:
Project Anticipated End Date:

February 2016
May 2017

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

NO
Yes
NO
1301 Sycamore St
INSERT PARCEL ID(S)

Description:

The Ziegler Park project including new construction of a 2 level parking garage (East Park), new pool, new sprayground and new playground (West Park). The garage will be 2 levels underground with a green field / play field on the top. The Park portion will include the construction of a new pool, pool support buildings, restroom facilities, a sprayground and playground area.

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

General Contractor		HVAC		Siding		Elevator	
Surveying		Dry Wall		Inter. Painting		Landscape	X
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		Sprayground	
Electric		Flooring		Fire Suppression		Curtainwall	
Plumbing		Roofing		Specialties		Playground Equip.	

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: None

Item: Keystone Parke Phase III – Hotel (Hilton Garden Inn)
Developer: Keystone Hotel Partners
Main Contacts: Michael Doty
Brandicorp, LLC
mdoty@brandicorp.com
513-675-9569

Keith Schnippel
Schnippel Construction
keiths@schnippelconstruction.com
937-538-6671

City Analyst: Greg Koehler, Senior Development Analyst
greg.koehler@cincinnati-oh.gov
513-352-1596

City Involvement: TIF Tax Exemption
Funding Source: Private Funds
Total Project Cost: T.B.D.
Bid Documents Available: October 14, 2016 (Phipp’s Reprographic’s – Covington)
Pre-Bid Meeting: N/A
Bidding Due Date: November 11, 2016, 12:00 PM

DELIVER SEALED HARD COPIES ADDRESSED TO:

BID: Keystone Parke Phase III – Hotel (Hilton Garden Inn)
Schnippel Construction, Inc.
302 N. Main Street
P.O. Box 477
Botkins, Ohio 45306-0477

Bid Packets Opening Date: November 11, 2016
Anticipated Start Date: April 1, 2017
Project Anticipated End Date: May 1, 2018
(Contractor to provide a critical path schedule at a later date)

Section 3: No
State Prevailing Wage: No
Davis Bacon: No
Project Location: Keystone Parke Phase III – Hotel (Hilton Garden Inn)
2145 Dana Avenue
Cincinnati, OH 45207

Parcel ID#: 057-0006-0051-00

Project Description:

Keystone Hotel Partners has chosen the Hilton Garden Inn Hotel to join the Keystone Parke campus of an existing 70,000/SF class A suburban office building, developed in 2008 by Neyer Properties; a 50,000/SF regional office building for the Red Cross; and a 70,000/SF, 60 bed state-of-the-art rehabilitation hospital by Select Medical Corporation.

The Hilton Garden Inn will consist of a five (5) story, approximately seventy-two feet (72’) tall hi-rise hotel (above parking garage plaza) will feature a mix of one hundred twenty (120) king, double and suite guest rooms. The approximately eighty thousand square foot (80,000 SF) hotel’s design, aesthetic and quality will be in keeping with and complimentary to existing Keystone Parke buildings and the hotels brand’s standards. The hotel’s exterior will incorporate the use of Load Bearing Steel Stud construction clad with masonry, stone or synthetic stone, aluminum and glass first floor base with a four story EIFS clad guest tower. The first floor construction will utilize a podium style concrete slab and the upper floor will use precast concrete hollow plank construction.

Two (2) belt driven elevators will serve the guestroom tower. The stair and elevator shafts will be built with 8” standard concrete masonry units or concrete walls as specified by the structural engineer. Stairways will be steel, pan filled concrete treads with landings at each floor. Plumbing systems to include all necessary

Project Description Continued for Hilton Garden Inn:

accessories for high rise construction. HVAC to be variable refrigerant flow (VRF) systems for the guestrooms, make-up air (MUA) systems and typical commercial quality forced air in all other public areas of the building.

The fire protection system will be a wet pipe suppression system complying with all applicable code and Hilton standards including the use of a fire pump, fire alarm panel and system and all other items required to conform to local code and requirements. The system will need to be coordinated with the garage system and other buildings on campus. The electrical system design will need to be adequate in capacity for its intended use and incorporate a backup generator.

Other key features of the brand hotel will include a plaza level covered entrance (porte-cochere), a full service restaurant and bar, a landscaped exterior terrace, an inviting lounge, business center, and approximately twenty five hundred square feet (2,500 SF) of flexible banquet and meeting space with supporting pre-function areas. The hotel will also have an interior swimming pool and fitness center.

Convenient parking and guest drop off will be provided at the open plaza level. The parking spaces located immediately below the hotel, will have direct elevator access from the two lower levels of the structured, open-air parking garage. Primary maintenance and trash collection services for the hotel will be located within the lower levels of the garage accessible by an access road running parallel to the interstate between the garage and the interstate. The Hilton Garden Inn will act at the anchor for the development providing services and a place to stay for the neighboring office and medical buildings located on the campus and around the neighborhood.

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

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