

MEET AND CONFER AGENDA

MEETING DATE:
TIME:
LOCATION:
FACILITATOR:

August 23, 2016
8:30 A.M.
City of Cincinnati, 805 Central Avenue, II Centennial Plaza, 7th Floor
Nyemah Stark, Senior Community Development Analyst

ITEM

Pogue's Garage Redevelopment

Developer:
Main Contact:

Design Build; Plumbing, HVAC, Electrical and Fire Protection

Cincinnati Center City Development Corporation
Brandy DeFavero – 3CDC
(p) 513-977-8033 (e) bdelfavero@3cdc.org
Jim Crossin – Flaherty & Collins
(p) 317-819-1575 (e) jcrossin@flco.com

City Analyst:

Gregory Q. Roberson
Gregory.roberson@cincinnati-oh.gov 513.352.4535

City Involvement:
Funding Source:
Total Project Cost:

\$9,500,000
Capital 980 Funds
\$86,331,703

Pre-Bid Meeting:

8/25/2016 @ 2:00pm
Turner Construction Co.
250 West Court St., Suite 300W
Cincinnati, Ohio 45202

Bid Acceptance Date:
Bid Closing Date:

8/26/2016
9/7/2016 4:00pm

Bid Packets Opening Date:

9/7/2016
Turner Construction Co.

Project Anticipated Start Date:
Project Anticipated End Date:

October 1, 2016
Garage: April 2018
Residential Tower: January 2019

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

NO
YES
NO
118 W. Fourteenth Street, Cincinnati, Ohio (Central Business District)
145-0001-0304
4th 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	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		Mechanical	x
Electric	x	Flooring		Fire Suppression	X	Pools	
Plumbing	x	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.

INCLUDE AS ATTACHMENT:

PLANS AVAILABLE AT THE MEETING AND ATTACHED
(Preliminary Schematic Design Plans)

ITEM

Developer:

Main Contact:

City Analyst:

City Involvement:

Funding Source:

Total Project Cost:

Pre-Bid Meeting(s):

Bid Acceptance Date:

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Section 3:

State Prevailing Wage:

Davis Bacon:

Location(s) Parcel ID#:

Abington Race and Pleasant Apartments

Model Group/Cornerstone Corporation for Shared Equity

David Daugherty, Model Construction

ddaugherty@modelgroup.net / 513-559-4552

Roy J. Hackworth

\$1,100,000

\$650,000 HOME and \$450,000 Capital

\$13,640,650

August 25th, 2016 at 1:00pm and August 30th, 2016 at 10:00am

33 Green Street, 45202

August 30th, 2016

September 6th, 2016, 1:00pm

Hard copy proposals should be in a sealed envelope, location will be announced at the meeting

September 6th, 2016

October 31, 2016

November 30, 2017

YES

NO

NO

Building	Units	PIDs
1523-1527 Race St.	12	81-2-343, 342, 341
1529-1531 Race St.	8	81-2-340, 339
1533-1535 Race St.	7	81-2-33
1530-1532 Pleasant St.	3	81-2-331
33 Green St./1630 Race St.	20	94-8-82, 94-8-81
TOTAL	50	

Description:

Abington Race and Pleasant Apartments is the historic renovation of five buildings to produce 50 apartments. This project will be a gut rehab. The main structures are to remain intact. There will be layout changes, upgraded mechanicals, updated finishes, and the replacement of items that have reached the end of their useful life. Model Group and Cornerstone will serve as the owner and developer of this development. Brickstone Properties will be the property manager and Cornerstone will deliver services to the target population.

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

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

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INCLUDE AS ATTACHMENT:

PLANS WILL BE AVAILABLE AT THE MEETING