

MEET AND CONFER AGENDA

MEETING DATE: February 9, 2016
TIME: 8:30 A.M.
LOCATION: City of Cincinnati, 805 Central Avenue, 7th Floor
FACILITATOR: Nyemah Stark, Senior Community Development Analyst

ITEM **1527 Elm Street – CRA Tax Abatement**
 Developer: Shining Lotus Rentals, LLC
 Main Contact: James Uber
 513-368-6303
 jamesuber@gmail.com
 City Analyst: Dawn Grace, Senior Community Development Analyst
 513-352-6140/dawn.grace@cincinnati-oh.gov
 City Involvement: CRA LEED Tax Abatement
 Funding Source: N/A
 Total Project Cost: \$537,407
 Pre-Bid Meeting: Monday, February 15, 2016
 1527 Elm Street, 4:00 PM
 Bid Acceptance Date: February 19, 2016 and ongoing
 Bid Closing Date: February 26, 2016 – submit to jamesuber@gmail.com
 Bid Packets Opening Date: February 27, 2015
 1527 Elm Street
 Project Anticipated Start Date: March 1, 2016
 Project Anticipated End Date: Feb 1, 2017
 Section 3: NO
 State Prevailing Wage: NO
 Davis Bacon: NO
 Location(s): 1527 Elm Street Cincinnati, OH 45202 (Over the Rhine)
 Parcel ID#: 081-0002-0167-00
 Description: One (1) Commercial Storefront and 6 residential units i OTR. Historic Preservation and LEED Guidelines will apply to renovation.

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

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

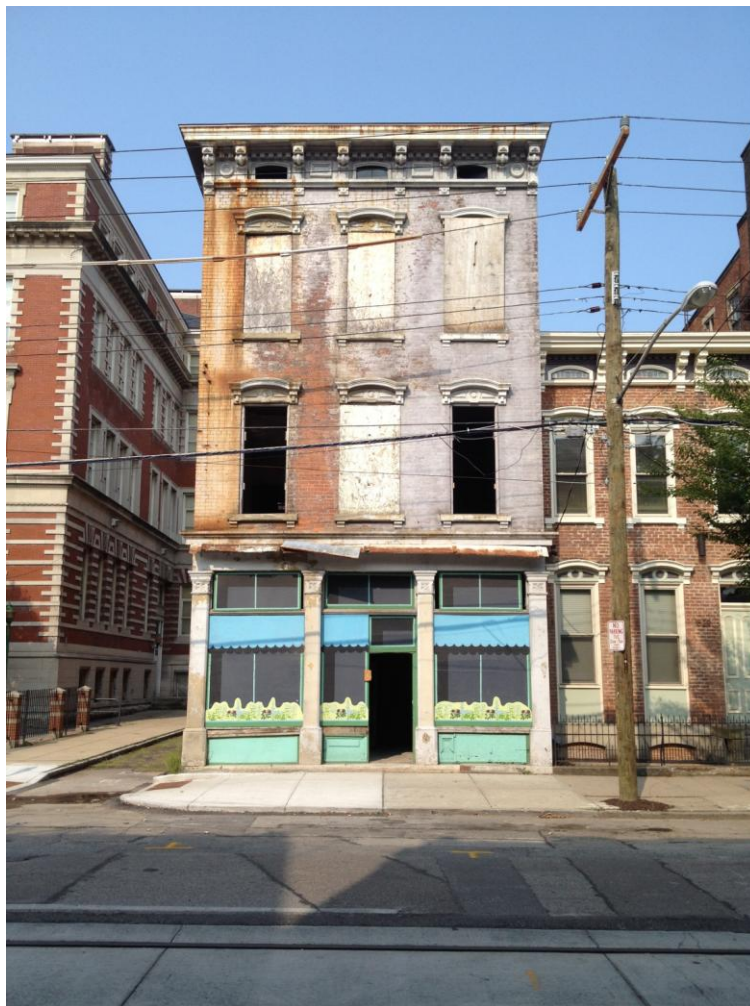
Electric		Flooring	X	Fire Suppression		Glass (storefront + showers)	X
Plumbing		Roofing		Specialties		Skylight glazing	X
						Cabinetry (assembly)	X

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 will be provided at Meet and Confer

1527 ELM DESCRIPTION OF WORK

Complete rehabilitation of 4 story row house in Over The Rhine, built in 1875. This project has received Federal and State historic rehabilitation tax credits, and all phases of work must adhere to National Park Service requirements for historic rehabilitation. Predevelopment work has stabilized the building, cleaned out the interior and made it safe for workers, and secured the building envelope against the weather.



ITEM

1121 Walnut St.
 Developer: FD2 1121 Walnut LLC
 Main Contact: Alyssa Konermann
 (513) 307-6557, alyssakonermann@gmail.com
 City Analyst: John Reiser, Development Analyst
John.reiser@cincinnati-oh.gov (513)352-6261

City Involvement: N/A
 Funding Source: N/A
 Total Project Cost: \$875,916 (\$522,575 construction)
 Pre-Bid Meeting: Friday, February 12, 11 a.m.
 1121 Walnut St., Over-the-Rhine
 Bid Acceptance Date: Open immediately
 Bid Closing Date: Monday, February 22, 5 p.m.
 Submit bids to alyssakonermann@gmail.com, or call (513) 307-6557 to confirm a drop-off time at project site
 Bid Packets Opening Date: Wednesday, February 24
 Project Anticipated Start Date: March 1, 2016
 Project Anticipated End Date: Fall 2016

Section 3: No
 State Prevailing Wage: No
 Davis Bacon: No
 Location(s): 1121 Walnut St., Over-the-Rhine
 Parcel ID#: 076-0002-0099-00
 Description: Full gut rehab of existing vacant, historic building into 3 residential units and one commercial space. State and Federal Historic Tax Credit standards apply to all work.

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

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

ITEM

Developer:
Main Contact:

Avondale Office and Community Center- 3629 & 3635 Reading Rd
HGC Construction
J. Shane Ranz- Project Manager
513-806-9811 sranz@hgconstruction.com

City Analyst:

Ross Patten, Development Analyst
513-352-6232, ross.patten@cincinnati-oh.gov

City Involvement:
Funding Source:
Total Project Cost:

\$931,098.00
HUD Funding
\$1.3MM

Pre-Bid Meeting:
Bid Acceptance Date:
Bid Closing Date:

Announced at Meet & Confer
Currently accepting bids
February 23, 2016
HGC - office or email

Bid Packets Opening Date:

Open bids as received until February 23, 2016

Project Anticipated Start Date:
Project Anticipated End Date:

February 25, 2016
July 2016

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

Yes
Yes - Federal
Yes
3629 & 3635 Reading Rd. Avondale
112-0004-0026-00 and 112-0004-0025-00
Renovation of a 1 story, old nursing facility to an Office and community 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	X	Metals		Exter. Painting	X	Security	X
Abatement/Environ		Doors	X	Driveway/Sidewalk	X	Extermination	
Site Work	X	Ceiling	X	Masonry	X	Clean-up	X
Framing - Rough	X	Windows	X	Foundation		Other (list below)	
Framing - Finish	X	Insulation	X	Concrete	X		
Electric	X	Flooring	X	Fire Suppression	X		
Plumbing	X	Roofing	X	Specialties	X		

INCLUDE AS ATTACHMENT: **PLANS, WAGE RATES, AND FORM 217 FOR MEETING** ARE ATTACHED

ITEM

Developer:
Main Contact:

City Analyst:

City Involvement:
Funding Source:
Total Project Cost:

Pre-Bid Meeting:

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#:

Description:

Breman Station (1523 Republic Street)

Rhine Development Corporation, LLC
Lisa C. Diedrichs
(513)226/3324; lisa@rhinedevelopment.com
John Reiser, Development Analyst
John.reiser@cincinnati-oh.gov (513)352-6261

CRA Tax Abatement
N/A
\$1.2 million

TBD

TBD

TBD

TBD

3/1/16
9/1/16

NO
NO
NO

1523 Republic Street, OTR
081-0004-0027-00

1 First Floor Unit of Commercial Space- 1,619 sq. ft.

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

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

INCLUDE AS ATTACHMENT: PLANS WILL BE PROVIDED AT THE MEET AND CONFER MEETING

ITEM

8th and Sycamore Garage

Developer:
Main Contact:

Al Neyer Inc.
Marc Werner
(513) 404-7929 / mwerner@neyer.com

City Analyst:

Robert Bertsch
352-3773 / robert.bertsch@cincinnati-oh.gov

City Involvement:
Funding Source:
Total Project Cost:

\$2.0 million City Loan
Parking Fund 102
\$14.15 Million

Pre-Bid Meeting:
Bid Acceptance Date:
Bid Closing Date:

N/A
February 1, 2016
February 17, 2016

Bid Packets Opening Date:

February 17, 2016
Al Neyer Offices – Private Opening

Project Anticipated Start Date:
Project Anticipated End Date:

July 2015 (Phase I complete, bidding for Phase II)
June 2016

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

NO
Yes
NO
716 Sycamore St.
79-4-282; 79-4-182
New 500 space parking garage and 10,000sf shell for retail space.

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	x	Driveway/Sidewalk		Extermination	
Site Work		Ceiling		Masonry	x	Clean-up	
Framing - Rough		Windows		Foundation		Other (list below)	
Framing - Finish		Insulation		Concrete		Stairs	x
Electric		Flooring		Fire Suppression		Misc Accessor- ries	x
Plumbing		Roofing		Specialties			

PLANS WILL BE AVAILABLE AT THE MEET AND CONFER MEETING NOTED ABOVE

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.

ITEM

Developer:
Main Contact:

Clifton Market

Clifton Cooperative Market
Jim Kohne - Project Manager, Turnbull-Wahlert
513- 731- 7300 jkohne@tunrpop.com

City Analyst:

Ross Patten, Development Analyst
513-352-6232, ross.patten@cincinnati-oh.gov

City Involvement:
Funding Source:
Total Project Cost:

Net 75% CRA Tax Abatement on \$1,063,000 in improvements
CRA Tax Abatement
\$5.6 MM

Pre-Bid Meeting:

Will be discussed at Meet & Confer
N/A

Bid Acceptance Date:
Bid Closing Date:

Currently accepting bids
February 23, 2016
Turnbull-Wahlert - office or email
Opening as they are received.

Bid Packets Opening Date:

Project Anticipated Start Date:
Project Anticipated End Date:

February 25, 2016
July 2016

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

NO
NO
NO
319 Ludlow Ave
0214 0004 0102
Renovation of a former IGA (1 story with partial basement) back into a functioning grocery store.

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

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

INCLUDE AS ATTACHMENT: *****Plans will be provided at the Meet & Confer Meeting*****