

MEET AND CONFER AGENDA

MEETING DATE: July 11, 2017
TIME: 8:30 A.M.
LOCATION: City of Cincinnati, 805 Central Avenue, 7th Floor
FACILITATOR: Nyemah Stark, Senior Community Development Analyst

ITEM **824 Broadway Apartments**
 Developer: Rookwood Properties
 Main Contact: Jeremy Kanter Rookwood Properties
 513-469-6580 jkanter@rookwoodproperties.com
 City Analyst: Stephen Eastridge
 Stephen.Eastridge@cincinnati-oh.gov
 City Involvement: Community Reinvestment Act
 Funding Source: Property Tax Abatement
 Total Project Cost: \$8,650,000
 Pre-Bid Meeting: July 13, 2017 @ 3:00
 824 Broadway
 Bid Acceptance Date: July 21, 2017 @ 1:00
 Bid Closing Date: July 21, 2017 @ 5:00PM
 2814 Stanton Ave, Cincinnati, OH 45206
 Bid Packets Opening Date: July 21, 2017 @ 1:00
 2814 Stanton Ave, Cincinnati, OH 45206
 Project Anticipated Start Date: August 2017
 Project Anticipated End Date: May 2018
 Section 3: No
 State Prevailing Wage: No
 Davis Bacon: No
 Location(s): 824 Broadway, Cincinnati, OH 45202
 Parcel ID#: 079-0003-0163-00
 Description: Conversion of existing office building to 69 apartment units

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

| | | | | | | | |
|--------------------|---|------------|---|-------------------|---|--------------------|---|
| General Contractor | | HVAC | | 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 | | 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 | | Flooring | x | Fire Suppression | | | |
| Plumbing | | 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 WILL BE PROVIDED AT MEETING**

ITEM

Developer:
Main Contact:

City Analyst:

City Involvement:
Funding Source:
Total Project Cost:

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Project Anticipated Start Date:
Project Anticipated End Date:

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

Description:

Kauffman Building

Wally Construction, Inc.
Wael Safi
859-866-0594/safiwl@yahoo.com
Rick Hardy
Rick.Hardy@cincinnati-oh.gov, (513) 352-6253
Tax Abatement
Traditional Financing
\$2,669,150.00
July 2017
1725 Vine St. Cincinnati, OH
August 1st, 2017
August 15th, 2017 @ 5:00pm
Contact us at safisw@yahoo.com or 859-743-8661 for submission details
August 15th, 2017
September 2017
July 2018
NO
NO
NO
1725 Vine St./OTR
094-0008-0391-00

The entire property will consist of 12 residential units, 2 commercial units and 24 off-street parking spots (12 tandem). The project will have two distinct aspects in one existing building which will consists of a full renovation of an existing historic structure that will contain 6 residential units with 2 commercial units at ground level. There will be a ground up new construction addition that will house 6 additional residential units with parking at ground level.

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INCLUDE AS ATTACHMENT:

PLANS WILL BE SHARED IN MEETING



