

MEET AND CONFER AGENDA

MEETING DATE: 3/22/2016
TIME: 8:30 A.M.
LOCATION: City of Cincinnati, 805 Central Avenue, 7th Floor, Griesel Room
FACILITATOR: Nyemah Stark, Senior Community Development Analyst

ITEM **3301 Madison Road – Madtree Brewing**

Developer: Al. Neyer, LLC
 Main Contact: Justin Hartung, Senior Project Manager, Al. Neyer, LLC
 513-527-1847
 City Analyst: Dan Bower
Dan.Bower@cincinnati-oh.gov

City Involvement: \$1,250,000
 Funding Source: Tax Increment Financing
 Total Project Cost: \$2.6 million

Pre-Bid Meeting: N/A
 Bid Acceptance Date: Will Vary – Bid Packages will begin going out in March
 Bid Closing Date: April 5th, 2016
 Bid Packets Opening Date: N/A

Project Anticipated Start Date: March 28, 2016
 Project Anticipated End Date: November 1, 2016

Section 3: NO
 State Prevailing Wage: YES
 Davis Bacon: NO
 Location(s): 3301 Madison Road
 Parcel ID#: 051-0001-0015-20
 Description: Surface Parking Lot

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

General Contractor		HVAC		Siding		Elevator	
Surveying		Dry Wall		Inter. Painting		Landscape	X
Demo	X	Metals		Exter. Painting		Security	
Abatement/Environ		Doors		Driveway/Sidewalk	X	Extermination	
Site Work	X	Ceiling		Masonry		Clean-up	
Framing - Rough		Windows		Foundation		Other (list below)	
Framing - Finish		Insulation		Concrete			
Electric		Flooring		Fire Suppression			
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 made available at the meeting), WAGE RATES, AND FORM 217 FOR MEETING

ITEM

Cinfed Credit Union Office

Developer: Al. Neyer, LLC
 Main Contact: Ken Berling, Project Manager, Al. Neyer
 513-910-0834, kberling@neyer.com
 City Analyst: Dan Bower
Dan.Bower@cincinnati-oh.gov
 City Involvement: LEED CRA tax abatement
 Funding Source: N/A
 Total Project Cost: \$3,200,000.00
 Pre-Bid Meeting: TBD
 Centennial Plaza, Cincinnati, OH 45202
 Bid Acceptance Date: 3/15/2016 at 12 PM
 Bid Closing Date: 3/29/2016
 Bid Packets Opening Date: 3/15/2016
 Project Anticipated Start Date: April 4, 2016
 Project Anticipated End Date: November 14, 2016
 Section 3: NO
 State Prevailing Wage: NO
 Davis Bacon: NO
 Location(s): 3520 Ibsen Avenue, Cincinnati, OH 45209
 Parcel ID#: 051-0002-0288-00
 Al. Neyer to be general contractor for the core and shell construction of a 2 story office building.

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	X
Abatement/Environ		Doors	X	Driveway/Sidewalk		Extermination	
Site Work		Ceiling	X	Masonry		Clean-up	X
Framing - Rough	X	Windows		Foundation		Other (list below)	
Framing - Finish	X	Insulation	X	Concrete		Asphalt	
Electric		Flooring		Fire Suppression			
Plumbing		Roofing		Specialties	X		

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ITEM	PROJECT NAME
Developer:	Al Neyer
Main Contact:	Nick Heringer 513-527-1892 nheringer@neyer.com
City Analyst:	Dan Bower, Development Analyst 352-4638, dan.bower@cincinnati-oh.gov
City Involvement:	\$4,900,000
Funding Source:	Tax Increment Financing
Total Project Cost:	\$5,993,600
Pre-Bid Meeting:	N/A, contact developer for appointments
Bid Acceptance Date:	March 14, 2016
Bid Closing Date:	April 4, 2016
Bid Packets Opening Date:	April 5, 2016
Project Anticipated Start Date:	March 28, 2016
Project Anticipated End Date:	November 18, 2016
Section 3:	NO
State Prevailing Wage:	Yes
Davis Bacon:	No
Location(s):	Oakley Station
Parcel ID#:	051-0001-0071
Description:	Construction of a public parking garage

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

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

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INCLUDE AS ATTACHMENT: PLANS (will be made available at the meeting)

ITEM

PROJECT NAME

Developer: AI Neyer
 Main Contact: Nick Heringer
 513-527-1892 | nheringer@neyer.com
 City Analyst: Dan Bower, Development Analyst
 352-4638, dan.bower@cincinnati-oh.gov

City Involvement: \$4,900,000
 Funding Source: Tax Increment Financing
 Total Project Cost: \$5,993,600

Pre-Bid Meeting: N/A, contact developer for appointments
 Bid Acceptance Date: March 14, 2016
 Bid Closing Date: April 4, 2016

Bid Packets Opening Date: April 5, 2016

Project Anticipated Start Date: March 28, 2016
 Project Anticipated End Date: November 18, 2016

Section 3: NO
 State Prevailing Wage: Yes
 Davis Bacon: No
 Location(s): Oakley Station
 Parcel ID#: 051-0001-0071
 Description: Construction of a public parking garage

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

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

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INCLUDE AS ATTACHMENT: PLANS (will be made available at the meeting)

ITEM

Developer:
Main Contact:

City Analyst:

Broadway Square II

The Model Group
Joel Beck, Model Construction
513-559-0048, jbeck@modelgroup.net
John Reiser, Development Analyst
John.reiser@cincinnati-oh.gov (513)352-6261

City Involvement: LEED CRA Tax Abatement
Funding Source: N/A
Total Project Cost: \$7,696,000

Pre-Bid Meeting: April 1, 2016
1201 Broadway Ave, Cincinnati, Ohio 45202
Bid Acceptance Date: TBD
Bid Closing Date: TBD
2170 Gilbert Ave, Suite 100, Cincinnati, Ohio 45206
Bid Packets Opening Date: TBD
TBD

Project Anticipated Start Date: May 15, 2016
Project Anticipated End Date: April 30, 2017

Section 3: No
State Prevailing Wage: No
Davis Bacon: No
Location(s): 1201 Broadway, 1211 Broadway, 1218 Broadway, 1126 Broadway,
408-414 E.12th Street, 331 E.13th Street, Cincinnati, Ohio 45202 –
Pendleton Neighborhood
Parcel ID#: 075-0001-0019-00, 075-0001-0024-00, 075-0003-0001-00, 075-
0003-0017-00, 075-0003-0013-00, 075-0001-0025-00
Description: Historic rehab of 6 different buildings, 34 market rate apartment
units and 17,000 commercial square feet.

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		Metals	X	Exter. Painting	X	Security	
Abatement/Environ		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		

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INCLUDE AS ATTACHMENT:

<https://www.dropbox.com/sh/1uj1bf1jk3utbni/AABh0tpX6x053s29kHOQU9jBa?dl=0>

ITEM

501 E. Thirteenth St Renovation

Developer: Sol Pendleton Arts LLC
Main Contact: Sanyog Rathod
513 939 8400; sanyogr@solconsults.com
City Analyst: Anthony Cadle, 352-6118
anthony.cadle@cincinnati-oh.gov

City Involvement: LEED Tax Abatement
Funding Source: CDF Loan, Historic Tax Credits, GP equity
Total Project Cost: \$672,000

Pre-Bid Meeting: March 28th, 2016, 8:30 am
501 E. Thirteenth St, Cincinnati, Oh 45202
Bid Acceptance Date: March 31st 2016, 2:00 pm
Bid Closing Date: March 31st 2016, 2:00 pm
Model Construction, 331 E. 13th Street, Cincinnati, OH 45202
Bid Packets Opening Date: March 31st 2016, 2:00 pm
Model Construction, 331 E. 13th Street, Cincinnati, OH 45202

Project Anticipated Start Date: April 11th, 2016
Project Anticipated End Date: December 1st, 2016

Section 3: NO
State Prevailing Wage: NO
Davis Bacon: NO
Location(s): 501 E. Thirteenth Street, Cincinnati, OH 45202
Parcel ID#: 075-0003-0094-00
Description: Renovation of an existing 4-story building with 4 apartment units and one office space. Renovation to include upgrade of all finishes, and mechanical systems. See attached set of Construction Drawings.

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

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

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INCLUDE AS ATTACHMENT: PLANS WILL BE PROVIDED IN MEETING

ITEM

122 E Twelfth, 1203 Main, 1148 Main, 1142 Main, 1134 Main

Developer: Urban Sites
Main Contact: Michael Chewning
Michael@urbansites.com

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

City Involvement: \$0
Funding Source: CRA Abatement
Total Project Cost: \$1,100,000

Pre-Bid Meeting: No meeting scheduled, email main contact with questions
Bid Acceptance Date: March 22, 2016
Bid Closing Date: March 30, 2016; 1209 Sycamore St.
Bid Packets Opening Date: March 31, 2016; 1209 Sycamore St.

Project Anticipated Start Date: April 15, 2016
Project Anticipated End Date: December 31, 2016

Section 3: No
Prevailing Wage: No
Davis Bacon: No
Location(s): Main Street OTR, Cincinnati, OH 45202
Parcel ID#: various
Description: Gut Rehab of office space including, electrical, HVAC, framing & drywall

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

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

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INCLUDE AS ATTACHMENT: PLANS WILL BE AVAILABLE AT MEETING

ITEM

527 E 13th St

Developer: Urban Sites
Main Contact: Michael Chewning
Michael@urbansites.com

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

City Involvement: \$0
Funding Source: CRA Abatement
Total Project Cost: \$406,000

Pre-Bid Meeting: No meeting scheduled, email main contact with questions
Bid Acceptance Date: March 22, 2016
Bid Closing Date: March 30, 2016; 1209 Sycamore St.
Bid Packets Opening Date: March 31, 2016; 1209 Sycamore St.

Project Anticipated Start Date: April 15, 2016
Project Anticipated End Date: December 31, 2016

Section 3: No
Prevailing Wage: No
Davis Bacon: No
Location(s): 527 E 13th, Cincinnati, OH 45202
Parcel ID#: 075-0003-0106-00
Description: Gut Rehab including, electrical, HVAC, framing & drywall

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

General Contractor		HVAC	X	Siding		Elevator	
Surveying		Dry Wall	X	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	X	Insulation		Concrete			
Electric	X	Flooring		Fire Suppression			
Plumbing		Roofing					

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