

MEET AND CONFER AGENDA

MEETING DATE: December 12th
TIME: 9:00 A.M.
LOCATION: City of Cincinnati, 805 Central Avenue, 7th Floor
FACILITATOR: Nyemah Stark, Senior Community Development Analyst

ITEM **1301 Walnut**
 Developer: Azeotropic Partners, LLC
 Main Contact: Susana Tolentino
stolentino@3cdc.org 513-977-8821
 City Analyst: Roy J. Hackworth
Roy.hackworth@cincinnati-oh.gov/352-6119

City Involvement: \$442,000
 Funding Source: Capital
 Total Project Cost: \$6,629,049

Pre-Bid Meeting (site visit): 12/14/17 at 2:00
 Bid Acceptance Date: 1/5/18 at 2:00
 Bid Closing Date: 1/5/18 at 2:00

Bid Packets Opening Date and Time: 1/22/18 at 2:00 HGC Construction 2814 Stanton Ave, Cincinnati, OH

Project Anticipated Start Date: 1/15/18
 Project Anticipated End Date: 8/15/18

Section 3: No
 State Prevailing Wage: Wage rates TBD
 Davis Bacon: No
 Location(s): 1301 Walnut Street Cincinnati, Ohio 45202
 Parcel ID#: 080-0002-0193-00
 Description: This is a residential four story historic building rehab. There will be 36 residential apartment units at project completion.

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-non struct.	X	Exter. Painting	X	Security	
Abatement/Environ		Doors	X	Driveway/Sidewalk		Extermination	
Site Work		Ceiling	X	Masonry	X	Clean-up	
Framing - Rough	X	Windows	X	Foundation		Final Cleaning	X
Framing - Finish	X	Insulation	X	Concrete	X	Retaining walls	
Electric	X	Flooring	X	Fire Suppression	X	Misc. steel	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:

ITEM

Developer:
Main Contact:

Neyer Management-CRA

Neyer Management
John Neyer
President
jneyer@neyermanagement.com, 513-618-6018
Brian Ogawa, Development Analyst
Brian.ogawa@cincinnati-oh.gov

City Analyst:

City Involvement:
Funding Source:
Total Project Cost:

CRA Tax Abatement
N/A
Estimated \$514,000

Pre-Bid Meeting (site visit):
Bid Acceptance Date:
Bid Closing Date:

TBD
TBD
TBD

Bid Packets Opening Date and Time:
Project Anticipated Start Date:
Project Anticipated End Date:

TBD
TBD
July 2018

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

No
No
No
1111 Meta Drive
118-0002-0086-00
Interior: Demolition of office area, new furring, new drywall, lighting/electrical, carpet installation, new restrooms
Exterior: Storefront windows, framing, reworking of small parking area, paint.

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

General Contractor		HVAC		Siding		Elevator	
Surveying		Dry Wall	x	Inter. Painting		Landscape	
Demo	x	Metals-non struct.		Exter. Painting	x	Security	
Abatement/Environ		Doors	x	Driveway/Sidewalk		Extermination	
Site Work	x	Ceiling		Masonry		Clean-up	
Framing - Rough	x	Windows	x	Foundation		Final Cleaning	
Framing - Finish	x	Insulation	x	Concrete		Retaining walls	
Electric	x	Flooring		Fire Suppression		Misc. steel	
Plumbing	x	Roofing	x	Specialties			

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Neyer Management Continued (1111 Meta Drive):

Summary of Work:

Interior:

The existing first and second floor office area on the north end will be demolished with the exception of the electric/utility room and boiler room. The existing restroom on the first floor will remain until the final buildout of this floor. The remainder of the office area will receive new furring and drywall on the remaining block walls. A new 2x4 acoustical ceiling, new LED trougher lighting, new paint, and 24" carpet squares will be installed to create a 'white box' for future use on the first floor. The second floor will receive two new single use ADA compliant restrooms, new windows, new exterior door, new furring and drywall on the exterior walls, 2x4 acoustical ceiling, LED trough lighting, new paint and 24" carpet squares will complete the second floor build out. Both floors will receive new electrical wiring, outlets and switches.

Exterior:

The north elevation will receive new aluminum storefront windows with 1" insulation glass. The existing through wall air conditioning units will be removed and the holes will be filled in the metal stud framing, insulation and EIFS. We will rework the small parking area against the building to make it ADA compliant and replace the existing door with a new hollow metal insulated door. The existing brick façade will receive new paint.

On the west elevation, we will remove the outer storefront, canopy and entire inner storefront/curtainwall. We will replace the curtain wall with a new aluminum curtain wall system, 1" insulation glass and EIFS infill at the floor line. The existing exterior soffit lights will be replaced with LED can lighting. The warehouse portion of the elevation will receive new paint. The west elevation will receive new paint.