

**MEET AND CONFER AGENDA**

**MEETING DATE:** April 12, 2016  
**TIME:** 8:30 A.M.  
**LOCATION:** City of Cincinnati, 805 Central Avenue, 7<sup>th</sup> Floor  
**FACILITATOR:** Nyemah Stark, Senior Community Development Analyst

**ITEM**

**Developer:** **Marlowe Court**  
 Episcopal Retirement Homes Affordable Living LLC (ERHAL)  
 Jay Kittenbrink, Senior Development Manager  
 513-272-5555 x4368/ [jkittenbrink@ERHINC.com](mailto:jkittenbrink@ERHINC.com)

**Main Contact:** Andy Bacca, Project Manager, Model Construction  
 513-559-4559/abacca@modelgroup.net  
 Zach Woolard, Project Manager, The Model Group  
 513-559-5863/zwoolard@modelgroup.net

**City Analyst:** Dawn Grace, Senior Community Development Analyst  
 Dawn.grace@cincinnati-oh.gov/513-352-6140

**City Involvement:** \$530,000  
**Funding Source:** HOME  
**Total Project Cost:** \$10,770,036

**Pre-Bid Meeting:** 4/13/2016  
 1610 Marlowe Avenue Cincinnati, Ohio 45224

**Bid Acceptance Date:** April 20<sup>th</sup> 2016  
**Bid Closing Date:** April 20<sup>th</sup> 2016 @ 4:00pm  
 2170 Gilbert Ave. Suite 100 Cincinnati, Ohio 45206 or  
[jbeck@modelgroup.net](mailto:jbeck@modelgroup.net)

**Bid Packets Opening Date:** April 20<sup>th</sup> 2016  
**Project Anticipated Start Date:** June 15, 2016  
**Project Anticipated End Date:** December 15, 2017

**Section 3:** **YES**  
**State Prevailing Wage:** **NO**  
**Davis Bacon:** **NO**  
**Location(s):** 6030 Budmar(233-1-62); 6024 Budmar (233-1-63), 6031 Hamilton (233-1-71), 6023 Hamilton(233-1-65), 6017 Hamilton (233-1-95), 6015 Hamilton(233-1-96), 6013 Hamilton(233-1-98), 6009 Hamilton(233-1-101), 5949-5951 Hamilton(233-1-64), 1610 Marlowe (233-1-102), 5943 Hamilton(233-2-14), 5921 Hamilton(233-2-92), 5919 Hamilton(233-2-45) (all located in College Hill)

**ITEM**

Parcel ID#:
Description:

**Marlowe Court - continued**

See Location description
Ground up New Concrete Foundations, Wood Framed, 4 Story Senior Living Building consisting of 53 apartment units (43,109 SF) and (14,546 SF) of public space. The site will also include (3,788 SF) of Retail space. Full Site package with new utilities and pavement. Building Skin will consist of Brick, Cement Siding, and Cement Panels.

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

Table with 8 columns and 10 rows listing construction tasks and their bid status (marked with '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 can be downloaded from the Model Construction Plan Room located at http://plans.modelgroup.net/

**ITEM**

**Marlowe Court**

Developer: Episcopal Retirement Homes Affordable Living LLC (ERHAL)  
Jay Kittenbrink, Senior Development Manager  
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Main Contact: Andy Bacca, Project Manager, Model Construction  
513-559-4559/[abacca@modelgroup.net](mailto:abacca@modelgroup.net)  
Zach Woolard, Project Manager, The Model Group  
[513-559-5863/zwoolard@modelgroup.net](mailto:513-559-5863/zwoolard@modelgroup.net)

City Analyst: Dawn Grace, Senior Community Development Analyst  
[Dawn.grace@cincinnati-oh.gov/513-352-6140](mailto:Dawn.grace@cincinnati-oh.gov/513-352-6140)

City Involvement: CRA LEED Tax Abatement  
Funding Source: N/A  
Total Project Cost: \$10,770,036  
Pre-Bid Meeting: 04/13/2016  
1610 Marlowe Avenue Cincinnati, Ohio 45224

Bid Acceptance Date: April 20<sup>th</sup> 2016  
Bid Closing Date: April 20<sup>th</sup> 2016 @ 4:00pm  
2170 Gilbert Ave. Suite 100 Cincinnati, Ohio 45206 or  
[jbeck@modelgroup.net](mailto:jbeck@modelgroup.net)

Bid Packets Opening Date: April 20, 2016  
Project Anticipated Start Date: June 15, 2016  
Project Anticipated End Date: December 15, 2017

Section 3: No  
State Prevailing Wage: No  
Davis Bacon: No

Location(s): 6030 Budmar(233-1-62); 6024 Budmar (233-1-63), 6031 Hamilton (233-1-71), 6023 Hamilton(233-1-65), 6017 Hamilton (233-1-95), 6015 Hamilton(233-1-96), 6013 Hamilton(233-1-98), 6009 Hamilton(233-1-101), 5949-5951 Hamilton(233-1-64), 1610 Marlowe (233-1-102), 5943 Hamilton(233-2-14), 5921 Hamilton(233-2-92), 5919 Hamilton(233-2-45) (all located in College Hill)

Parcel ID#: See Location description  
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Work to be bid (mark with an "x"):

General Contractor		HVAC	X	Siding	X	Elevator	X
Surveying	X	Dry Wall	X	Inter. Painting	X	Landscape	X
Demo		Metals	X	Exter. Painting	X	Security	X
Abatement/Environ		Doors	X	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	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: Plans can be downloaded from the Model Construction Plan Room located at <http://plans.modelgroup.net/>

**ITEM**

Developer: Neyer Properties  
 Main Contact: Mike Grable  
 513-699-2284, mgrable@neyer1.com  
 City Analyst: Dan Bower  
[Dan.Bower@cincinnati-oh.gov](mailto:Dan.Bower@cincinnati-oh.gov)

City Involvement: Tax Increment Financing Rebate  
 Funding Source: N/A  
 Total Project Cost: \$34,000,000

Pre-Bid Meeting: 4/18/2016  
 655 Eden Park Dr.

Bid Acceptance Date: 3/18/2016  
 Bid Closing Date: 4/22/2016 @ 10:00am  
 Electronically

Bid Packets Opening Date: 4/22/2016 @ 4:30pm  
 HGC Construction Office

Project Anticipated Start Date: May 5, 2016  
 Project Anticipated End Date: April 1, 2017

Section 3: NO  
 State Prevailing Wage: NO  
 Davis Bacon: NO  
 Location(s): 655 Eden Park Drive, Cincinnati OH 45202  
 Parcel ID#: 0071-0003-0224  
 Description: Conversion of an eight (8) story building from business/office to multi-family building

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

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INCLUDE AS ATTACHMENT: PLANS (will be made available at the meeting), WAGE RATES, AND FORM 217 FOR MEETING

**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:

**GARBER FLATS**

3MG Properties LLC  
Jeff Garber  
[Jeffgarber100@yahoo.com](mailto:Jeffgarber100@yahoo.com) (513)484-9800  
John Reiser, Development Analyst  
[John.reiser@cincinnati-oh.gov](mailto:John.reiser@cincinnati-oh.gov) (513)352-6261

N/A  
CRA Tax Abatement  
\$850,000  
By Appointment  
Onsite 1607 Main Street  
April 15<sup>th</sup>, 2016  
April 30<sup>th</sup>, 2016  
Submit bids to [bryan@odonnellconstruction.com](mailto:bryan@odonnellconstruction.com)  
TBD

June 15, 2016  
January 1, 2017

NO  
NO  
NO  
1607 Main Street – Over-the-Rhine  
094-0007-0169-00

Phase #1 to consist of 1607 Main St. and 167 E. McMicken;  
phase #2 to be bid at a later date

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

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

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INCLUDE AS ATTACHMENT: Plans dated 2/20/15 will be available at the meeting