

MEET AND CONFER AGENDA

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

ITEM

Developer: Sheakley Center for Youth
Main Contact: Model Group and New Life Properties
 David Daugherty, Model Construction
dougherty@modelgroup.net / 513-559-4552
City Analyst: Morag Adlon
Morag.adlon@cincinnati-oh.gov / 513-352-6138
City Involvement: \$600,000
Funding Source: HOME
Total Project Cost: \$7,175,200.00
Pre-Bid Meeting: March 2, 2016 at 10:00am and March 9, 2016, 1:00pm
 2314 Iowa Avenue, 45206
Bid Acceptance Date: March 8, 2016,
Bid Closing Date: March 18th, 2016, 1:00pm
 Electronic submission to dougherty@modelgroup.net
Bid Packets Opening Date: March 18th, 2016
Project Anticipated Start Date: June 1, 2016
Project Anticipated End Date: December 31, 2017
Section 3: YES
State Prevailing Wage: NO
Davis Bacon: NO
Location(s): 2314 Iowa Avenue, Cincinnati, OH 45206 (Walnut Hills)
Parcel ID#: 68-1-26

Description: Sheakley Center for Youth is the renovation of an existing warehouse into permanent supportive housing for young adults ages 18-24 who are homeless or at risk of homelessness. This project will be gut rehab/adaptive reuse. The main structure is to remain intact, with an addition. The building will be completely reconfigured, with all new roofing, an elevator, mechanicals and finishes. The property will be owned by New Life Properties, an affiliate of Lighthouse Youth Services.

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

General Contractor		HVAC	X	Siding		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	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		

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 Meeting

2504 Chatham Street Redevelopment

Developer: South Block Properties, Ltd
 Main Contact: Michael Berry
michael@formbuilding.com
 City Analyst: John Reiser, Development Analyst
John.reiser@cincinnati-oh.gov (513)352-6261

City Involvement: \$350,000
 Funding Source: CDBG
 Total Project Cost: \$803,520

Pre-Bid Meeting: March 11, 2016, 7:30 AM
 2504 Chatham Street

Bid Acceptance Date: March 15, 2016
 Bid Closing Date: April 1, 2016
 3936 Spring Grove Avenue

Bid Packets Opening Date: April 1, 2016
 3936 Spring Grove Avenue

Project Anticipated Start Date: April 15, 2016
 Project Anticipated End Date: August 1, 2016

Section 3: Yes
 State Prevailing Wage: No
 Davis Bacon: No
 Location(s): Walnut Hills
 Parcel ID#: 067-0002-0006-00
 Description: This is the rehabilitation of a six-unit apartment building in Walnut Hills. The footprints of the apartments will remain the same but new partitions and systems will be built.

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

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

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INCLUDE AS ATTACHMENT: PLANS WILL BE PROVIDED AT THE MEETING

ITEM

8th and Sycamore Garage and Overbuild

Developer: Al Neyer Inc.
 Main Contact: Marc Werner
 (513) 404-7929 / mwerner@neyer.com
 City Analyst: Robert Bertsch
 352-3773 / robert.bertsch@cincinnati-oh.gov
 City Involvement: \$3.5 million City Grant, \$2.0 million City Loan
 Funding Source: Parking Fund 102
 Total Project Cost: ~\$49.5 Million
 Pre-Bid Meeting: N/A
 Bid Acceptance Date: March 1, 2016
 Bid Closing Date: March 18, 2016
 Bid Packets Opening Date: March 18, 2016
 Al Neyer Offices – Private Opening
 Project Anticipated Start Date: November 2015
 Project Anticipated End Date: March 2017
 Section 3: NO
 State Prevailing Wage: Yes
 Davis Bacon: NO
 Location(s): 716 Sycamore St.
 Parcel ID#: 79-4-282; 79-4-182
 Description: New 130 unit apartment tower above a new 500 space parking garage and 10,000sf shell for retail.

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

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

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