

**MEET AND CONFER AGENDA**

**MEETING DATE:** February 13, 2018  
**TIME:** 9:00 A.M.  
**LOCATION:** City of Cincinnati, 805 Central Avenue, 7<sup>th</sup> Floor  
**FACILITATOR:** Nyemah Stark, Senior Community Development Analyst

**ITEM**

**The 821 Flats**

Developer: Tender Mercies, Inc & OTRCH  
 Main Contact: Russell Winters, CEO/ Tender Mercies  
 (513)639-7054/ [rwinters@tendermerciesinc.org](mailto:rwinters@tendermerciesinc.org)

City Analyst: Lawrence H. Taylor II/ Development Analyst  
 (513)352-1959/ [lawrence.taylor@cincinnati-oh.gov](mailto:lawrence.taylor@cincinnati-oh.gov)

City Involvement: \$500,000  
 Funding Source: HOME Funds  
 Total Project Cost: \$10,544,434  
 Pre-Bid Meeting: 2/20/18 at 9:00 AM  
 Pre-Bid Site Walkthrough: 821 Ezzard Charles Drive

Bid Acceptance Date: Before 2/27/18 at 3:00 PM  
 Bid Closing Date: 2/27/18 at 3:00 PM  
 Bids may be hand delivered, faxed or e-mailed to:  
 Turnbull-Wahlert Construction, Inc.  
 5533 Fair Lane, Cincinnati, Ohio 45227  
 p. (513) 731-7300 f. (513) 731-7314  
[sbrandstetter@turnpop.com](mailto:sbrandstetter@turnpop.com)

Bid Packets Opening Date: 2/28/2018 9:00 AM  
 Project Anticipated Start Date: 5/01/2018  
 Project Anticipated End Date: 5/30/2019

Section 3: YES  
 State Prevailing Wage: YES  
 Davis Bacon: YES  
 Location(s): 821 Ezzard Charles Drive  
 Parcel ID#: 135-0003-0007-90  
 Description: New construction 57 units in a 3-story building at 821 Ezzard Charles Drive in the West End of Cincinnati, Ohio. Parcel ID: 135-3-7-90 and 135-3-17-90. The project includes demolition of an existing YMCA building, a new construction masonry and wood building with an elevator, a new parking lot, and a new courtyard.

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	X	Metals	X	Exter. Painting	X	Security	
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://data.cincinnati-oh.gov/Fiscal-Sustainability-Strategic-Investment/Procurement-Opportunities-and-Contract-Awards/pid3-z56k/data>. Offerors may register as a City vendor online at: <https://www.cincinnati-oh.gov/purchasing/vendor-registration/vendor-registration/>.

INCLUDE AS ATTACHMENT:

PLANS OR LINK TO PLANS WILL BE PROVIDED IN MEETING

**ITEM**

**1401 Walnut Street Commercial**

Developer: 3CDC  
 Main Contact: CJ Montante  
 513-977-8059  
 cmontante@3cdc.org  
 City Analyst: Cody Brooks  
 Cody.brooks@cincinnati-oh.gov  
 City Involvement: CRA Tax Abatement  
 Funding Source: Cincinnati New Markets Fund II  
 Total Project Cost: \$350M  
 Pre-Bid Meeting: TBD  
 1401 Walnut Street  
 Bid Acceptance Date: 2.14.2018 @ 2pm  
 Bid Closing Date: 2.21.2018 @ 2pm  
 Bid Packets Opening Date: 2.22.2018  
 Project Anticipated Start Date: 3.12.2018  
 Project Anticipated End Date: 5.12.2018  
 Section 3: NO  
 State Prevailing Wage: NO  
 Davis Bacon: NO  
 Location(s): 1401 Walnut Street, Cincinnati, OH 45202  
 Parcel ID#: 080-0001-0232  
 Description: This project is the buildout of the 1,200 sf first-floor commercial space at the NW corner of 14<sup>th</sup> and Walnut Streets in Over-the-Rhine, Ohio.

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

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

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INCLUDE AS ATTACHMENT: See Attachment