

**MEET AND CONFER AGENDA**

**MEETING DATE:** July 24, 2018  
**TIME:** 9:00 A.M.  
**LOCATION:** City of Cincinnati, 805 Central Avenue, 7<sup>th</sup> Floor  
**MEETING FACILITATOR:** Nyemah Stark, Senior Community Development Analyst

**ITEM** **Site Work Improvements at the Former Cincinnati Gardens**

Developer: Greater Cincinnati Redevelopment Authority  
 Developer Main Contact: Tom Leibham, Greater Cincinnati Redevelopment Authority  
 513-632-3767 [tleibham@cincinnatiport.org](mailto:tleibham@cincinnatiport.org)

Project City Analyst: Morgan Sutter, Assistant Supervisor (Development Officer 4)  
 513-352-6268 [morgan.sutter@cincinnati-oh.gov](mailto:morgan.sutter@cincinnati-oh.gov)

Project Location(s): 2250 Seymour Avenue – Roselawn/Bond Hill/Pleasant Ridge  
 Parcel ID#: 120-0004-0001  
 Description: Site Work Improvements include removal of pavement surfaces, storm sewer modifications, placement of fill material to grades indicated on the construction plans, and restoration. **Detailed bid specs will be made available at the Meet & Confer.**

Total Project Cost: \$3,021,419.00  
 City Involvement: \$1,023,981.00  
 City Funding Source: TIF/Capital  
 Section 3: NO  
 Subcontracting Goal: N/A – GCRA will be applying its economic inclusion program  
 Prevailing Wage: NO  
 Wage Enforcement: YES

Pre-Bid Meeting: By appointment (optional)  
 Bid Acceptance Date: July 25, 2018  
 Bid Closing Date: July 30, 2018  
 \*Submittal details to be announced  
 Bid Packets Opening Date: July 31, 2018 - **Public Bid Opening is Required (announcing bidders and amounts)**  
 \*Time/location to be announced

Project Anticipated Start Date: August 1, 2018  
 Project Anticipated End Date: October 31, 2018

**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	X	Extermination	
Site Work		Ceiling		Masonry		Clean-up	
Framing - Rough		Windows		Foundation		Other (list below)	
Framing - Finish		Insulation		Concrete		Trucking	X
Electric		Flooring		Fire Suppression		Sanitary Services	X
Plumbing		Roofing		Specialties		Fuel Supply	X

Additional opportunities to bid may be available on the City’s Open Data website, which can be found [here](#). Prior to bidding contractors must register as a City Vendor [here](#) if they have not previously registered.

INCLUDE AS ATTACHMENT: PLANS WILL BE IN MEETING

**ITEM**

Developer:  
Developer Main Contact:

**Meiners and Behlen**

3CDC  
Nick Dewald – 3CDC  
ndewald@3cdc.org

Project City Analyst:

Giovanni Rocco  
Giovanni.Rocco@cincinnati-oh.gov

Project Location(s):

1434 and 1502 Vine Street, Over-the-Rhine

Parcel ID#:

080-0001-0019 and 080-0001-0059

Description:

Renovation of two buildings into new office space and first floor commercial space

Total Project Cost:

\$14.9MM

City Involvement:

CRA Tax Abatement

City Funding Source:

HTC, Conventional Loan, City Tax Abatement

Section 3:

NO

Subcontracting Goal:

SBE

Wage Determination:

NO

Wage Enforcement:

YES

Pre-Bid Meeting:

Friday, July 27, 2018 9:00 a.m.,  
1501 Vine Street  
Cincinnati, OH 45202

Bid Acceptance Date:

Thursday, August 3<sup>rd</sup> @ 10:00 a.m.

Bid Closing Date:

Thursday, August 10<sup>th</sup> @ 10:00 a.m.

Bid Packets Opening Date:

Thursday, August 10<sup>th</sup>, 2018

Project Anticipated Start Date:

September 10, 2018

Project Anticipated End Date:

August 7, 2019

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

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

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**INCLUDE AS ATTACHMENT: [VIEW FILES](#)**

**ITEM**

Developer:  
Developer Main Contact:

**OTR Market Properties – 1635 Race Street**

OTR Market Properties, LLC  
Mike Ealy, Manager  
513-349-7494, [mike@nassauinvest.com](mailto:mike@nassauinvest.com)

Project City Analyst:

Derek McCain, Development Analyst  
513-352-1968, [derek.mccain@cincinnati-oh.gov](mailto:derek.mccain@cincinnati-oh.gov)

Project Location(s):  
Parcel ID#:  
Description:

1635 Race Street, Over-the-Rhine  
094-0008-0062  
The project involves the redevelopment of real property located at the intersection of Race and Green Street to include one (1) studio, four (4) one-bedroom, and three (3) two-bedroom market-rate apartments and commercial space on the first floor. Total investment is estimated to at \$832,000. This project will support the creation of one (1) full-time equivalent employee and nine (9) temporary construction jobs with total annual payrolls of \$18,000 and \$383,000 respectively.

Total Project Cost:  
City Involvement:  
City Funding Source:  
Section 3:  
Subcontracting Goal:  
Wage Determination:  
Wage Enforcement:

\$832,000.00  
Indirect funding – Net 55% tax exemption for 9 years (contingent upon development)  
Tax Abatement  
NO  
MBE/WBE/SBE (if MBE or WBE don't apply then SBE will apply)  
NO  
YES

Pre-Bid Meeting:  
Bid Acceptance Date:  
Bid Closing Date:  
Bid Packets Opening Date:  
Project Anticipated Start Date:  
Project Anticipated End Date:

By appointment  
August 15, 2018 – submit by email  
August 15, 2018, 5:00 PM – submit by email  
August 15, 2018  
September 2018  
August 2019

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

General Contractor		HVAC	X	Siding		Elevator	
Surveying		Dry Wall	X	Inter. Painting	X	Landscape	X
Demo	X	Metals		Exter. Painting	X	Security	
Abatement/Environ		Doors	X	Driveway/Sidewalk		Extermination	
Site Work		Ceiling		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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