

MEET AND CONFER AGENDA

MEETING DATE: Tuesday, September 11, 2018
TIME: 9:00 A.M.
LOCATION: City of Cincinnati, 805 Central Avenue, 7th Floor
MEETING FACILITATOR: Nyemah Stark, Senior Community Development Analyst

ITEM **3561 Eden Ave**
 Developer: University Townhomes, LLC
 Developer Main Contact: Mike Ealy, Manager
 513-349-7494, mike@nassauinvest.com

Project City Analyst: Anthony V. Cadle, Senior Development Analyst
 513-352-6118, anthony.cadle@cincinnati-oh.gov

Project Location(s): 3561 Eden Avenue, Avondale
 Parcel ID#: 216-0044-0093
 Description: This project involves a complete renovation of the real property located at 3561 Eden Avenue. The finished project will include: 30 townhomes two-bedroom apartments, and one (1) single family house at 2,181sq. ft.

Total Project Cost: \$1,544,356.40
 City Involvement: Indirect funding – Net 25% tax exemption for 12 years (contingent upon development)
 City Funding Source: Tax Abatement
 Section 3: NO
 Subcontracting Goal: NONE
 Wage Determination: NO
 Wage Enforcement: YES (All projects are subject to Ordinance #022-2016, if City benefit exceeds \$25K)

Pre-Bid Meeting: September 20, 2018
 Bid Acceptance Date: September 20, 2018, open of business – submit by email
 Bid Closing Date: October 5, 2018, 5:00 PM – submit by email
 Bid Packets Opening Date: October 5, 2018, 5:01 PM
 Project Anticipated Start Date: October 2018
 Project Anticipated End Date: September 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	X	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			

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.

ATTACHMENTS: AERIAL PLAN ATTACHED AND BUILDING PLANS WILL BE IN MEETING

ITEM

1738-40 Queen City Ave

Developer: E Barg, LLC
Developer Main Contact: Mike Ealy, Manager
513-349-7494, mike@nassauinvest.com

Project City Analyst: Ryan Dyson, Development Analyst
513-352-1965, ryan.dyson@cincinnati-oh.gov

Project Location(s): 1738 Queen City Ave, 1740 Queen City Ave, South Fairmount
Parcel ID#: 203-0029-0147, 203-0029-0148
Description: This project involves a complete renovation of the real property located at 1738 and 1740 Queen City Avenue. The finished project will include: Three (3) one-bedroom apartments; three (3) two-bedroom apartments; and one (1) commercial space at 2,088 sq. ft.

Total Project Cost: \$211,000.00
City Involvement: Indirect funding – Net 25% tax exemption for 12 years (contingent upon development)
City Funding Source: Tax Abatement
Section 3: NO
Subcontracting Goal: NONE
Wage Determination: NO
Wage Enforcement: YES (All projects are subject to Ordinance #022-2016, if City benefit exceeds \$25K)

Pre-Bid Meeting: September 18, 2018
Bid Acceptance Date: September 18, 2018, open of business – submit by email
Bid Closing Date: October 2, 2018, 5:00 PM – submit by email
Bid Packets Opening Date: October 2, 2018, 5:01 PM
Project Anticipated Start Date: September 2018
Project Anticipated End Date: 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	X	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			

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.

ATTACHMENTS: PLANS ATTACHED, MORE DETAILS WILL BE PROVIDED AT THE MEETING

1738-40 Queen City Ave

Project Summary

This project involves a complete renovation of a mixed-use building located at 1738 and 1740 Queen City Avenue. The finished project will include:

- 3 one-bedroom apartments
- 3 two-bedroom apartments
- 1 commercial space at 2,088 sq. ft

Scope of Work

- Renovation of kitchen and bathrooms
- Flooring
- Window replacement
- Roof repairs
- HVAC
- Painting
- Drywall
- Tuck pointing

Site Photos and Renderings



Existing



Proposed

ITEM

Developer:
Developer Main Contact:

Court Street Condominiums

3CDC
Spencer Golden-Sims
sgoldensims@3cdc.org

Project City Analyst:

Giovanni Rocco
Giovanni.rocco@cincinnati-oh.gov 513-352-1960

Project Location(s):
Parcel ID#:

32-56 E Court Street / 1003 Walnut Street
076-0002-0213, 32 E Court Street
076-0002-0214, 36 E Court Street
076-0002-0223, 44 E Court Street
076-0002-0224, 50 E Court Street
076-0002-0225, 54 E Court Street
076-0002-0226, 1003 Walnut Street

Description:

The Court Street Condos project is located along the North side of Court Street in between Vine and Walnut, between the Kroger Co. Headquarters and the new Kroger store. The project consists of 6,500 SF of commercial space. Sixteen residential condo units (14,000 SF) are being developed above this project & are funded separately.

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

\$9,000,000
Commercial Reinvestment Area Tax Abatement
NO
NO
30% SBE
NO
NO

Pre-Bid Meeting:

Thursday, September 13th @ 9:00 a.m.
32-56 E Court Street

Bid Acceptance Date:

Thursday, September 27th @ 4:00 p.m.

Bid Closing Date:

Thursday, September 27th
Email: dgerke@trivc.com

Bid Packets Opening Date:

Private

Project Anticipated Start Date:

10/15/18

Project Anticipated End Date:

Summer 2019

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

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