

**MEET AND CONFER AGENDA**

**MEETING DATE:** February 27, 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** **205 W. McMicken Avenue**  
 Developer: 205 WM, LLC  
 Developer Main Contact: Alyssa McClanahan, Co-owner, alyssa@kunst.us  
 Project City Analyst: Gary Boeres, Housing Supervisor  
 (O) 513 352-6138, Gary.boeres@cincinnati-oh.gov

Project Location(s): 205 W McMicken  
 Parcel ID#: 096-0005-0163  
 Description: This is a historic, vacant, brick building (3000 SQFT) that needs renovation. It will become 6 studio apartments (3 of them 300 SQFT; 3 of them 500 SQFT) with 1<sup>st</sup>-floor common space. We received historic preservation tax credits so much of the original woodwork, historic details & interior layout will be kept as existing. We are currently installing new electric, plumbing and mini-splits; all demo, framing, masonry repair, roofing and window installation are complete. For bids: We need an insulation bid (batt insulation) and a drywall bid for new wall construction and ceilings (ceiling joists now exposed to run mechanicals). We also need plaster repair; all plaster walls are being retained. We also need a painting bid for the interior and exterior (exterior scope includes painting the brick masonry, lintels, sills and cornice). Finally, we need a bid for the demo of a concrete breezeway sidewalk and the installation of a new breezeway sidewalk.

Total Project Cost: \$376,306  
 City Involvement: CRA Tax Abatement  
 City Funding Source: City Tax Abatement  
 Section 3: NO  
 Subcontracting Goal: SBE will apply  
 Wage Determination: NO  
 Wage Enforcement: YES  
 Pre-Bid Meeting: March 1, 2018  
 Bid Acceptance Date: March 1, 2018  
 Bid Closing Date: March 23, 2018  
 Bid Packets Opening Date: 205 W. McMicken Avenue  
 March 23, 2018 at 205 W. McMicken  
 Project Anticipated Start Date: April 15, 2017  
 Project Anticipated End Date: June 15, 2017

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

INCLUDE AS ATTACHMENT: **PLANS WILL BE AVAILABLE FOR MEETING**