

**MEET AND CONFER AGENDA**

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

**ITEM** **57 East, LLC – 57 E. McMicken Avenue**  
 Developer: 57 East, LLC  
 Developer Main Contact: Michael Chewning, Developer  
 513-485-9280, [chewning@8kconstruction.co](mailto:chewning@8kconstruction.co)

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

Project Location(s): 57 E. McMicken Avenue, Over-the-Rhine  
 Parcel ID#: 094-0007-0064-00  
 Description: The project involves the redevelopment of real property located at 57 E. McMicken Avenue. The finished project will include seven (7) residential rental units and (1) commercial space on the first floor. This project will support the creation of three (3) full-time equivalent employees and eight (8) temporary construction jobs with total annual payrolls of \$120,000 and \$275,000 respectively.

Total Project Cost: \$567,780.00  
 City Involvement: Indirect funding – Net 60% tax exemption for 12 years  
 City Funding Source: Tax Abatement  
 Section 3: NO  
 Subcontracting Goal: NO  
 Wage Determination: NO  
 Wage Enforcement: YES (All projects are subject to Ordinance #022-2016, if City benefit exceeds \$25K)

Pre-Bid Meeting: TBD  
 Bid Acceptance Date: October 7, 2018  
 Bid Closing Date: October 30, 2018  
 Bid Packets Opening Date: October 30, 2018  
 Project Anticipated Start Date: October 2018  
 Project Anticipated End Date: October 2019

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

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

**ITEM**

Developer: 8K Development Company, LLC  
Developer Main Contact: Michael Chewning – 8K Development Company, LLC  
513-485-9280 / chewning@8Kconstruction.co

**1714 Vine St**

Project City Analyst: T. Daniel Kalubi, Development Officer 4  
t.daniel.kalubi@cincinnati-oh.gov

Project Location(s): 1712 Vine St, 1663 Hamer St,  
Parcel ID#: 094-0007-0012-00, 094-0007-0013-00

Description: Gut renovation of 10 apartment units and 1 commercial space.

Total Project Cost: \$1,140,480.00  
City Involvement: \$261,104.00  
City Funding Source: CDBG  
Section 3: Yes  
Subcontracting Goal: TBD  
Wage Determination: Prevailing Wage Does Apply  
Wage Enforcement: Yes (All projects are subject to Ordinance #022-2016, if City benefit exceeds \$25K)

Pre-Bid Meeting: Upon Request  
Acceptance Date: 10/1/18  
Bid Closing Date: 11/30/18  
Bid Packets Opening Date: 12/1/18  
Project Anticipated Start Date: 2/28/2019  
Project Anticipated End Date: 11/01/2019

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

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

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INCLUDE AS ATTACHMENT: Plans can be accessed at <https://planroom.modelgroup.net/>

Please see attached wage determination form from the City of Cincinnati Economic Inclusion Department.

**ITEM**

**Demolition and Remediation of the Former Hudepohl Brewery Site**

Developer:  
Developer Main Contact:

Greater Cincinnati Redevelopment Authority  
Julie Banner, Greater Cincinnati Redevelopment Authority  
513-632-3757 [jbanner@cincinnatiport.org](mailto:jbanner@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):  
Parcel ID#:

801 W. 6<sup>th</sup> Street – Queensgate  
136-0004-0243-00

Description:

The Work consists of the structure demolition, asbestos abatement, and environmental hazard abatement at the Project site, per plans and specifications. The Project site consists of 4 brewery buildings, several basements and sub basements, the remains of a covered shipping yard, a 200 ft. tall radial brick chimney, and associated perimeter pavement, sidewalk, landscaping, fencing, etc., located within the project limits. **Detailed bid specs will be made available at the Meet & Confer.**

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

\$2,100,000  
\$2,100,000  
TIF/Capital  
NO  
N/A – GCRA will be applying its economic inclusion program  
NO  
YES

Pre-Bid Meeting:  
Bid Acceptance Date:  
Bid Closing Date:

By appointment (optional)  
October 10, 2018  
October 23, 2018  
\*Submittal details to be announced

Bid Packets Opening Date:

October 23, 2018  
\*Time/location to be announced for public bid opening

Project Anticipated Start Date:  
Project Anticipated End Date:

November 6, 2018  
June 6, 2019

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

General Contractor		HVAC		Siding		Elevator	
Surveying		Dry Wall		Inter. Painting		Landscape	
Demo	X	Metals		Exter. Painting		Security	
Abatement/Environ	X	Doors		Driveway/Sidewalk		Extermination	
Site Work	X	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 AND WAGE DETERMINATION (IF APPLICABLE) FOR MEETING

**ITEM**

**Site Work at the Former Hudepohl Brewery Site**

Developer: Greater Cincinnati Redevelopment Authority  
 Developer Main Contact: Julie Banner, Greater Cincinnati Redevelopment Authority  
 513-632-3757 [jbanner@cincinnatiport.org](mailto:jbanner@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): 801 W. 6<sup>th</sup> Street – Queensgate  
 Parcel ID#: 136-0004-0243-00  
 Description: The Work consists of the restoration of a brick wall, construction of a retaining wall, and grading at the Project site. The Project site previously consisted of 4 brewery buildings, several basements and sub basements, the remains of a covered shipping yard, a 200 ft. tall radial brick chimney, and associated perimeter pavement, sidewalk, landscaping, fencing, etc., located within the project limits. **Detailed bid specs will be made available at the Meet & Confer.**

Total Project Cost: \$2,100,000  
 City Involvement: \$2,100,000  
 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: October 10, 2018  
 Bid Closing Date: October 23, 2018  
 \*Submittal details to be announced  
 Bid Packets Opening Date: October 23, 2018  
 \*Time/location to be announced for public bid opening

Project Anticipated Start Date: June 6, 2019  
 Project Anticipated End Date: October 6, 2019

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

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INCLUDE AS ATTACHMENT: PLANS AND WAGE DETERMINATION (IF APPLICABLE) FOR MEETING