

MEET AND CONFER AGENDA

MEETING DATE: 7/10/2018
TIME: 9:00 A.M.
LOCATION: City of Cincinnati, 805 Central Avenue, 7th Floor
MEETING FACILITATOR: Nyemah Stark, Senior Community Development Analyst

ITEM **Merrimac Square**
 Developer: D-HAS Development, LLC
 Developer Main Contact: Doug Hinger – D-HAS, email: doughinger@d-has.com
 513-313-0361

Project City Analyst: Greg Koehler
 513-352-1596

Project Location(s): 3110-3126 Woodburn Avenue
 Parcel ID#: 055-0004-0015, 0016, 0017
 Description: Extension of Merrimac Street; including underground utilities and sidewalks, on the extension and along Woodburn Avenue.

Total Project Cost: \$250,000
 City Involvement: \$250,000
 City Funding Source: TIF District - City Capital
 Section 3: NO
 Subcontracting Goal: MBE/WBE/SBE 8-11%
 Wage Determination: YES
 Wage Enforcement: YES (All projects are subject to Ordinance #022-2016, if City benefit exceeds \$25K)

Pre-Bid Meeting: By Request

Bid Acceptance Date: 07/10/2018
 Bid Closing Date: 07/23/2018

Bid Packets Opening Date: 07/24/2018 (*if city funds in project exceed \$250k & 25% of total project cost, a PUBLIC BID OPENING IS REQUIRED.)

Project Anticipated Start Date: 08/15/2018
 Project Anticipated End Date: 11/15/2018

Work to be bid (mark with an “x”):

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

ITEM

Developer:
Main Contact:

Circle Development – Building B

Circle Development of Cincinnati
Alex Tarvin – Turnbull-Wahlert Construction, Inc.
E-mail: atarvin@turnpop.com Phone: 513-731-7300

Project City Analyst:

Kathleen Colley, Development Officer
513-352-4638 | kathleen.colley@cincinnati-oh.gov

Project Location(s):

5210 Harringbone Rd. Cincinnati, OH 45227

Parcel ID#:

051-0008-0150

Description:

New construction of new 66,150 sf apartment building.

Total Project Cost:

\$8,500,000

City Involvement:

CRA tax exemption

City Funding Source:

CRA tax exemption only, no direct City funding

Section 3:

NO

Subcontracting Goal:

SBE – 30% (if MBE or WBE don't apply then SBE will apply)

Wage Determination:

NO

Wage Enforcement:

YES (All projects are subject to Ordinance #022-2016, if City benefit exceeds \$25K)

Pre-Bid Meeting:

Project site is vacant and undeveloped at this time. Please contact Alex Tarvin if you would like to schedule a site visit.

Bid Acceptance Date:

Bids will be accepted up to the bid closing date.

Bid Closing Date:

7/30/18 at 3:00 pm.

Bid Packets Opening Date:

Bids will be opened and reviewed privately by the construction manager immediately following bid closing.

Project Anticipated Start Date:

11/2018

Project Anticipated End Date:

11/2019

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

General Contractor		HVAC		Siding	X	Elevator	X
Surveying	X	Dry Wall	X	Inter. Painting	X	Landscape	X
Demo	X	Metals	X	Exter. Painting	X	Security	X
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		Flooring	X	Fire Suppression			
Plumbing		Roofing	X	Specialties	X		

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INCLUDE AS ATTACHMENT: (A copy will be provided in meeting, too large to send through email)

Building B Specs

Building B Permit Revisions

ITEM**1537 Race Street – (Former Elm Industries) Office Renovation**

Developer: Race and Vine Offices, LLC (a 3CDC affiliate)
 Developer Main Contact: CJ Montante, 3CDC
 513-977-8059, cmontante@3cdc.org

Project City Analyst: John Sadosky, Senior Development Officer
 513-352-6125, john.sadosky@cincinnati-oh.gov

Project Location(s): 1537 Race Street, Over-the-Rhine
 Parcel ID#: 081-0002-0328
 Description: Renovation of four floors of office and commercial space. Total: 18,042 SF

Total Project Cost: \$7,232,042
 City Involvement: CRA tax abatement (no direct funding)
 City Funding Source: n/a
 Section 3: No
 Subcontracting Goal: SBE
 Wage Determination: No
 Wage Enforcement: Yes (if City benefit exceeds \$25K, wage enforcement applies)

Pre-Bid Meeting: By appointment
 Location: 1537 Race St.

Bid Acceptance Date: July 11, 2018 Open of Business
 Bid Closing Date: July 11, 2018, Close of Business
 Bid will be submitted to MEGEN Construction.

Bid Packets Opening Date: TBD
 Project Anticipated Start Date: July 2018
 Project Anticipated End Date: January 2019

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

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

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INCLUDE AS ATTACHMENT: PLANS FOR MEETING

ITEM

734-738 State Street Redevelopment

Developer:
Developer Main Contact:

Price Hill Will
Sam McKinley,
(513) 251 – 3800 ext. 103, sam@pricehillwill.org

Project City Analyst:

Joseph Malek | Project Analyst
(513) 352-6129, joseph.malek@cincinnati-oh.gov

Project Location(s):

734-738 State Street

Parcel ID#:

149-0011-0120-00; 149-0011-0121-00

Description:

This a renovation project of a three unit commercial building located in the Lower Price Hill Neighborhood.

Total Project Cost:

\$400,000

City Involvement:

Grant, \$350,000

City Funding Source:

CDBG

Section 3:

Yes

Subcontracting Goal:

SBE/MBE/WBE

Wage Determination:

Yes

Wage Enforcement:

Yes (All projects are subject to Ordinance #022-2016, if City benefit exceeds \$25K)

Pre-Bid Meeting:

By appointment only

Bid Acceptance Date:

July 10, 2018

Bid Closing Date:

TBD

Bid Packets Opening Date:

TBD, **Public bid opening is required**

Project Anticipated Start Date:

August 2018

Project Anticipated End Date:

July 2019

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

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

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INCLUDE AS ATTACHMENT:

PLANS WILL BE IN MEETING

ITEM

Developer:
Developer Main Contact:

1035 Dayton Street

Ranger Community Group, LLC
Mary Streeter,
(419) 283-5152, rangercommunitygroup@gmail.com

Project City Analyst:

Joseph Malek | Project Analyst
(513) 352-6129, joseph.malek@cincinnati-oh.gov

Project Location(s):

1035 Dayton Street, West End

Parcel ID#:

184-0005-0138-00

Description:

This is a renovation of a 3-story brick building constructed in circa 1890. The building has been vacant for over a decade. The project will include five two-bedroom apartments and a 1,110-sf commercial space on the first floor. Th project would include lot clearing, paving, electrical, sidewalk repair, demolition, HVAC, plumbing etc.

Total Project Cost:

\$776,800

City Involvement:

Commercial Tax Abatement

City Funding Source:

No Direct Funding Source

Section 3:

No

Subcontracting Goal:

SBE

Wage Determination:

No

Wage Enforcement:

Yes (All projects are subject to Ordinance #022-2016, if City benefit exceeds \$25K)

Pre-Bid Meeting:

By appointment only

Bid Acceptance Date:

August 27, 2018

Bid Closing Date:

September 14, 2018

Bid Packets Opening Date:

TBD

Project Anticipated Start Date:

October 2018

Project Anticipated End Date:

March 2019

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

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

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