

MEET AND CONFER AGENDA

MEETING DATE: February 12, 2019
TIME: 9:00 A.M.
LOCATION: City of Cincinnati, 805 Central Avenue, 7th Floor
MEETING FACILITATOR: Nyemah Stark, Senior Community Development Analyst

ITEM **The Manse Apartments – Walnut Hills LIHTC**

Developer: The Model group
 Developer Main Contact: Katie Rademacher – The Model Group
 513-559-4558 / krademacher@modelgroup.net

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

Project Location(s): 916 Chapel Street; 1004 Chapel Street; 1001 Lincoln Avenue; 2918 Montfort Street;
 2920 Montfort Street; 2914 Montfort Street; 2913 Montfort Street
 Parcel ID#: 66-3-23; 66-3-29; 66-3-41; 66-3-25; 66-3-37; 66-3-39; 66-3-40

Description: Scattered-site project totaling 60 units. 18 units of new construction and 42 rehabbed units in two (2) existing buildings

Total Project Cost: \$12,580,245
 City Involvement: \$1,000,000
 City Funding Source: HOME
 Section 3: Yes
 Subcontracting Goal: 30% SBE
 Wage Determination: Prevailing Wage Does Not Apply
 Wage Enforcement: Yes (All projects are subject to Ordinance #022-2016, if City benefit exceeds \$25K)

Pre-Bid Meeting: 2/13/2019 @ 1 PM and 2/14/2019 @ 1 PM
 Acceptance Date: 1/29/2019 thru 2/22/2019
 Bid Closing Date: 2/22/2019
 Bid Packets Opening Date: 2/22/2019
 Project Anticipated Start Date: 06/01/2019
 Project Anticipated End Date: 12/31/2020

Work to be bid (mark with an “x”):

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

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 can be accessed at:
[https://planroom.modelgroup.net/File/Browse/4528/A_Open_for_Bidding/The Manse Apartments](https://planroom.modelgroup.net/File/Browse/4528/A_Open_for_Bidding/The_Manse_Apartments)

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

ITEM

1706 Central Parkway

Developer:
Developer Main Contact:

Findlaomi, LLC
Jacob Ian Hodesh, Findlaomi, LLC
(513) 667 - 4693 / jake@hodesh.com

Project City Analyst:

Cody Brooks | Senior Development Officer, Major Projects
O) 513-352-4518 / Cody.Brooks@Cincinnati-Oh.gov

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

1706 Central Parkway, Cincinnati, Ohio 45202 / Over-The-Rhine
096-0005-0240-90 / 096-0005-0258-00 / 096-0005-0239-00
Complete renovation. Single user commercial (office) tenant build-out.

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

\$275,000.00
\$0.00
Cincinnati Development Fund & Tax Abatement
NO
SBE 30%
NO
YES

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

02/15/2019 @ 9AM - 10AM @ 1706 Central Parkway, Cincinnati, Ohio 45202
02/15/2019
03/01/2019 @ 4PM jake@hodesh.com /137 East 4th Street #211, Cincinnati, Ohio 45202
n/a

Project Anticipated Start Date:
Project Anticipated End Date:

03/15/2019
11/01/2019

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

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

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INCLUDE AS ATTACHMENT:

PLANS WILL BE IN MEETING

ITEM

Developer:
Main Contact:

The RED Building C

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 Herringbone Rd. Cincinnati, OH 45227

Parcel ID#:

051-0008-0150

Description:

New construction of new 71,800 sf apartment building.

Total Project Cost:

\$11,800,000

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:

Now to March 12 at 4:59pm

Bid Closing Date:

March 12, 2019, 5:00pm

Bid Packets Opening Date:

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

Project Anticipated Start Date:

4/2019

Project Anticipated End Date:

7/2020

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: Building C – Foundation Permit (Link to final bid set will be provided at Meet & Confer or contact Alex Tarvin)

ITEM

Developer:
Developer Main Contact:

Tri-State Wholesale Building Supplies

Al. Neyer, LLC
Robert Marks, Sr. Project Manager
513-527-1802/rmarks@neyer.com

Project City Analyst:

Taylor German
513-352-4546/taylor.german@cincinnati-oh.gov

Project Location(s):

1929 Evans Street, Cincinnati, OH 45204

Parcel ID#:

150-0007-0110, 150-0007-0111

Description:

100,000 SF Manufacturing and Distribution Facility
The scope of work to be presented at the 2/12/19 meeting is for design-build engineering design and construction of fire protection sprinkler, plumbing, HVAC and electrical systems.

Total Project Cost:

\$6.8 Million

City Involvement:

Below Market Rate Sale of City Property; Commercial Tax Abatement

City Funding Source:

No Funds

Section 3:

No

Subcontracting Goal:

30% SBE Goal

Wage Determination:

No

Wage Enforcement:

Yes

Pre-Bid Meeting:

To be determined

Bid Acceptance Date:

February 26, 2019

Bid Closing Date:

February 26, 2019

302 W. 3rd St., #800, Cincinnati, OH 45202

Bid Packets Opening Date:

N/A

Project Anticipated Start Date:

Engineering design to start 3/1/19; construction to start approximately 6/1/19

Project Anticipated End Date:

12/31/19

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

General Contractor		Design-Design HVAC	x	Siding		Elevator	
Surveying		Dry Wall		Inter. Painting		Landscape	
Demo		Metals		Exter. Painting		Security	
Abatement/Environ		Doors		Driveway/Sidewalk		Extermination	
Site Work		Ceiling		Masonry		Clean-up	
Framing - Rough		Windows		Foundation	x	Other (list below)	
Framing - Finish		Insulation		Concrete Slabs & Tilt Wall Panels	x	Structural Steel	x
Design-Build Electric	x	Flooring		Design-Build Fire Suppression	x	Vapor Mitigation System	x
Design-Build Plumbing	x	Roofing		Specialties		Geopiers	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 DISCUSSED IN MEETING

ITEM

1540 Elm Street

Developer: 1540 Elm LLC
Developer Main Contact: Amparo Beltri
513-344-0980, amparobeltri@gmail.com

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

Project Location(s): 1540 Elm Street, Over-the-Rhine
Parcel ID#: 081-0002-0280

Description: This project, led by 1540 Elm LLC, involves a renovation of the multifamily apartment building at 1540 Elm Street. The finished project will include a total of six residential units (three 1-bedrooms units and three 2-bedroom units). Renovation consists of a full gut rehab including the installation of new electrical, plumbing, fixtures, drywall, flooring, ceiling, and roofing. See attached plans for more information.

Total Project Cost: \$930,711
City Involvement: Indirect funding – Net 60% tax exemption for 8 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: February 13, 2019
Bid Acceptance Date: February 14, 2019
Bid Closing Date: February 21, 2019, 11:59 AM
Bid Packets Opening Date: February 21, 2019, 12:00 PM
Project Anticipated Start Date: February 2019
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	
Demo		Metals		Exter. Painting	X	Security	
Abatement/Environ		Doors	X	Driveway/Sidewalk	X	Extermination	
Site Work		Ceiling	X	Masonry	X	Clean-up	
Framing - Rough		Windows	X	Foundation		Other (list below)	
Framing - Finish		Insulation	X	Concrete	X		
Electric	X	Flooring	X	Fire Suppression			
Plumbing	X	Roofing	X	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 ATTACHMENTS: Plans/Scope will be discussed in meeting.

ITEM

Developer:
Developer Main Contact:

2346 Boone Street

1629 Citadel LLC
Mohsin Masud, Manager
513-832-2830, mmasud@omgus.org

Project City Analyst:

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

Project Location(s):
Parcel ID#:

2346 Boone Street, Walnut Hills
068-0002-0184

Description:

This project, led by 1629 Citadel LLC, involves a renovation of the multifamily apartment building at 2346 Boone Street. The finished project will include 14 two-bedroom units. Renovation includes the installation of new electrical, plumbing, fixtures, flooring, drywall, ceiling, roofing, and security camera system. The project will also include boiler repair, exterior brick restoration, landscaping, and fencing. See attached scope of work for more information.

Total Project Cost:

\$552,261

City Involvement:

Indirect funding – Net 60% tax exemption for 8 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:

February 13, 2019

Bid Acceptance Date:

February 14, 2019

Bid Closing Date:

February 21, 2019, 11:59 AM

Bid Packets Opening Date:

February 21, 2019, 12:00 PM

Project Anticipated Start Date:

February 2019

Project Anticipated End Date:

June 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		Metals		Exter. Painting	X	Security	X
Abatement/Environ		Doors	X	Driveway/Sidewalk	X	Extermination	
Site Work	X	Ceiling	X	Masonry	X	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	X	Specialties			

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ITEM

Developer:
Developer Main Contact:

Masonic Lodge

The Model Group and Price Hill Will
Jason Chamlee, The Model Group
513-559-5896; jchamlee@modelgroup.net

Project City Analyst:

Gerald Fortson, Senior Economic Development Analyst
513-352-1926, Gerald.fortson@cincinnati-oh.gov

Project Location(s):

3301 Price Ave, 812 and 818 Elberon Ave, 821 Purcell Ave; East Price Hill

Parcel ID#:

175-0017-0094-00, 175-0017-0158-00, 175-0017-0083-00, 175-0017-0164-00

Description:

Complete historic rehabilitation of commercial facility, Formerly a Masonic Temple, the project will be retrofitted as office space, a concert venue and event center.

Total Project Cost:

\$9.9M

City Involvement:

\$2.9M

City Funding Source:

Capital

Section 3:

NO

Subcontracting Goal:

30% SBE

Wage Determination:

NO

Wage Enforcement:

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

Pre-Bid Meeting:

Thursday February 21st @ 10 AM & Tuesday March 5th @ 1 PM
Location: 3301 Price Ave, Cincinnati OH

Bid Acceptance Date:

2/12/2019 thru 3/14/2019

Bid Closing Date:

3/14/2019 @ 1PM

Bid Packets Opening Date:

3/14/2019 (*if city funds in project exceed \$250k & 25% of total project cost, a PUBLIC BID OPENING IS REQUIRED.)
Location to be determined (company & bid amount will be announced or displayed only)

Project Anticipated Start Date:

4/1/2019

Project Anticipated End Date:

7/31/2020

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		Security	
Abatement/Environ	X	Doors	X	Driveway/Sidewalk	X	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			
Plumbing	X	Roofing	X	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:

https://planroom.modelgroup.net/File/Browse/4666/A_Open_for_Bidding/Masonic_Lodge