

MEET AND CONFER AGENDA

MEETING DATE: August 28, 2018
TIME: 9:00 A.M.
LOCATION: City of Cincinnati, 805 Central Avenue, 7th Floor
MEETING FACILITATOR: Nyemah Stark, Senior Community Development Analyst

ITEM **College Hill Building Stabilization**
 Developer: College Hill Community Urban Redevelopment Corporation
 Developer Main Contact: Joe Sandman
Joe.Sandman@chcurc.org 513-681-1551

Project City Analyst: Brian Ogawa
Brian.ogawa@cincinnati-oh.gov 513-352-6139

Project Location(s): 6120 Hamilton Ave. and 1551 Marlowe Ave.
 Parcel ID#: 233-3-1 and 233-4-133
 Description: 6120 Hamilton Ave is a mixed-use building with first floor commercial tenants and residential units above. 1551 Marlowe Ave. is a commercial building with a single tenant. Both Buildings need roof repairs. Mechanically fasten fan-fold cover board over existing roof, mechanically fasten PVC membrane over the coverboard, flash all penetrations and termination points, terminate all membrane below stone coping cap, and install new pre-finished steel gutters and downspouts.

Total Project Cost: \$139,928
 City Involvement: \$29,928
 City Funding Source: Capital
 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: August 30th, 2018 9:30 am
 6120 Hamilton Avenue, Parking Lot
 Bid Acceptance Date: September 7, 2018
 Bid Closing Date: September 12, 2018
 1551 Marlowe Avenue, Cincinnati, OH 45224 c/o Joe Sandmann
 Bid Packets Opening Date: N/A

Project Anticipated Start Date: TBD, Fall 2018
 Project Anticipated End Date: TBD

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 | | Ceiling | | Masonry | | Clean-up | |
| Framing - Rough | | Windows | | Foundation | | Other (list below) | |
| Framing - Finish | | Insulation | | Concrete | | | |
| Electric | | Flooring | | Fire Suppression | | | |
| Plumbing | | 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 AS ATTACHMENT: **PLANS IN MEETING, SCOPE OF WORK BELOW**

Scope of Work for College Hill Building Stabilization

6120 Hamilton Ave. Roof Replacement

- Mechanically fasten ½" fan-fold cover board over the existing roofing material
- Mechanically fasten 40 mil white PVC membrane over the cover board
- Flash all penetrations and termination points according to Durolast specifications
- Terminate all membrane below the stone coping cap at all parapet walls
- Install new pre-finished steel gutters and downspouts

1551 Marlowe Ave. Roof Repair

- Remove existing roof system down to the wood deck
- Dispose of all debris off site
- Install ½" substrate board over the wood decking
- Mechanically fasten ¼" per foot tapered polyiso insulation board through the substrate board into the roof deck
- Adhere black 60 mil rubber membrane to the insulation board using bonding adhesive
- Flash all penetrations and termination points according to manufacture specifications
- Install 24ga. Pre-finished steel coping caps and gutter system

ITEM

Madisonville Redevelopment

Developer: Ackermann Group
 Developer Main Contact: Chris Breda, Director of Development
 513 438-5881 or cbreda@ackermanngroup.com

Construction Main Contact: David Weist, Project Manager, Al. Neyer (Design Build Contractor)
 513-527-1880 or dweist@neyer.com

Project City Analyst: Kathleen Colley, Development Officer
 352-4638; kathleen.colley@cincinnati-oh.gov

Project Location(s): Madison Rd. and Whetsel Ave. Cincinnati, OH 45227
 Parcel ID#: 036-0002-0188
 Description: Five story mixed use building, first floor commercial space with restaurants, offices and amenities, four floors of apartments above, 104 total dwelling units. Streetscape improvements along Madison Rd. (final design forthcoming) and façade improvements to retail space located at the NW corner of Madison and Whetsel (final design forthcoming).

Total Project Cost: \$20 Million
 City Involvement: \$4.2 million
 City Funding Source: Capital and TIF
 Section 3: NO
 Subcontracting Goal: 30% SBE
 Wage Determination: NO
 Wage Enforcement: YES

Pre-Bid Meeting: TBD, please contact David Weist, Project Manager, Al. Neyer 513-527-1880 or dweist@neyer.com

Bid Acceptance Date: September 11, 2018
 Bid Closing Date: September 11, 2018 at 1700 EST
 302 West 3rd St. Suite 800 Cincinnati, OH 45202 or dweist@neyer.com

Bid Packets Opening Date: September 12th at 1000 EST
 4030 Smith Rd., Ste 130 Cincinnati, OH 45209

Project Anticipated Start Date: September 2018
 Project Anticipated End Date: January 2020

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

| | | | | | | | |
|--------------------|---|------------|---|-------------------|---|--------------------|---|
| General Contractor | | HVAC | | Siding | x | Elevator | |
| Surveying | | Dry Wall | x | Inter. Painting | x | Landscape | x |
| Demo | | Metals | x | Exter. Painting | | Security | |
| Abatement/Environ | | Doors | x | Driveway/Sidewalk | x | Extermination | |
| Site Work | | Ceiling | x | Masonry | x | Clean-up | x |
| Framing - Rough | x | Windows | x | Foundation | | 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: **PLANS FOR MEETING**

ITEM

Developer:
Developer Main Contact:

Paramount Square

The Model Group
Jason Chamlee, The Model Group
ichamlee@modelgroup.net, 513-559-5896

Project City Analyst:

Kathleen Colley
Kathleen.colley@cincinnati-oh.gov, 513-352-4638

Project Location(s):
Parcel ID#:

2436 and 2448 Gilbert Ave, 901, 915 and 921 McMillan Ave, 923, 925 and 927 Curtis Ave
067-0001-0094-00, 067-0001-0098-00, 067-0001-0099-00, 067-0001-0112-00, 067-0001-0114-00, 067-0001-0072-00, 067-0001-0073-00, 067-0001-0074-00

Description:

Scattered site historic rehabilitation of five properties and construction of a new surface parking lot. Project totals 36 residential units and nearly 14,000 square feet of ground floor commercial space.

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

\$11,420,000
CRA Property Tax Abatement
Tax Abatement
NO
SBE
NO
YES

Pre-Bid Meeting:

TBD (Developer will provide schedule at Meet & Confer on August 28)

Bid Acceptance Date:

TBD (Developer will provide schedule at Meet & Confer on August 28)

Bid Closing Date:

TBD (Developer will provide schedule at Meet & Confer on August 28)

Bid Packets Opening Date:

TBD (Developer will provide schedule at Meet & Confer on August 28)

Project Anticipated Start Date:

November 1, 2018

Project Anticipated End Date:

October 30, 2019

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

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

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INCLUDE AS ATTACHMENT:

PLANS WILL BE MADE AVAILABLE AT MEET & CONFER ON AUGUST 28

ITEM

Redevelopment of single family homes in Price Hill

Developer: Hamilton County Land Revitalization Corporation (Landbank)
Developer Main Contact: Liz Eddy
Leddy@cincinnatiport.org

Project City Analyst: Gary Boeres, Housing Supervisor
(513) 352-6138

Project Location(s): 1227 Gilsey Cincinnati, Ohio 45205
Parcel ID#: 179-0074-0140
Description: Full redevelopment of the home located at 1227 Gilsey in the Price Hill neighborhood.

Total Project Cost: \$157,900
City Involvement: \$46,753
City Funding Source: CDBG
Section 3: Yes
Subcontracting Goal: MBE: 25% SBE: 30% WBE: 7%
Wage Determination: No
Wage Enforcement: Yes (All projects are subject to Ordinance #022-2016, if City benefit exceeds \$25K)

Pre-Bid Meeting: August 14th at 2p-3p
3 East 4th Street, Suite 300 Cincinnati, Ohio 45202
Bid Acceptance Date: 8/28/2018
Bid Closing Date: 9/4/2018 at 5pm
3 East 4th Street Suite 300 Cincinnati, Ohio 45202
Bid Packets Opening Date: N/A
Project Anticipated Start Date: 9/15/2018
Project Anticipated End Date: 2/28/2019

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 | | Ceiling | | Masonry | | Clean-up | |
| Framing - Rough | | Windows | | Foundation | | Other (list below) | |
| Framing - Finish | | Insulation | | Concrete | | | |
| Electric | X | Flooring | | Fire Suppression | | | |
| Plumbing | X | Roofing | | Specialties | | | |

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INCLUDE AS ATTACHMENT: **PLANS IN MEETING**

ITEM

Redevelopment of single family homes in Price Hill

Developer: Hamilton County Land Revitalization Corporation (Landbank)
Developer Main Contact: Liz Eddy
Leddy@cincinnatiport.org

Project City Analyst: Gary Boeres, Housing Supervisor
(513) 352-6138 gary.boeres@cincinnati-oh.gov

Project Location(s): 1230 Gilsey Cincinnati, Ohio 45205
Parcel ID#: 179-0074-0185
Description: Full redevelopment of the home located at 1230 Gilsey in the Price Hill neighborhood.

Total Project Cost: \$162,600
City Involvement: \$53,297
City Funding Source: CDBG
Section 3: Yes
Subcontracting Goal: MBE: 25% SBE: 30% WBE: 7%
Wage Determination: No
Wage Enforcement: Yes (All projects are subject to Ordinance #022-2016, if City benefit exceeds \$25K)

Pre-Bid Meeting: August 31st at 10am
3 East 4th Street, Suite 300 Cincinnati, Ohio 45202

Bid Acceptance Date: 8/28/2018

Bid Closing Date: 9/4/2018 at 5pm
3 East 4th Street Suite 300 Cincinnati, Ohio 45202

Bid Packets Opening Date: N/A

Project Anticipated Start Date: 9/15/2018

Project Anticipated End Date: 2/28/2019

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 | | Ceiling | | Masonry | | Clean-up | |
| Framing - Rough | | Windows | | Foundation | | Other (list below) | |
| Framing - Finish | | Insulation | | Concrete | | | |
| Electric | X | Flooring | | Fire Suppression | | | |
| Plumbing | X | Roofing | | Specialties | | | |

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INCLUDE AS ATTACHMENT: **PLANS IN MEETING**

ITEM

Redevelopment of single family homes in Price Hill

Developer: Hamilton County Land Revitalization Corporation (Landbank)
Developer Main Contact: Liz Eddy
Leddy@cincinnatiport.org

Project City Analyst: Gary Boeres, Housing Supervisor
(513) 352-6138 gary.boeres@cincinnati-oh.gov

Project Location(s): 852 Beech Cincinnati, Ohio 45205
Parcel ID#: 176-0023-0081
Description: Full redevelopment of the home located at 852 Beech in the Price Hill neighborhood.

Total Project Cost: \$203,329.00
City Involvement: \$91,826.00
City Funding Source: CDBG
Section 3: Yes
Subcontracting Goal: MBE: 25% SBE: 30% WBE: 7%
Wage Determination: No
Wage Enforcement: Yes (All projects are subject to Ordinance #022-2016, if City benefit exceeds \$25K)

Pre-Bid Meeting: August 14th at 2p-3p
3 East 4th Street, Suite 300 Cincinnati, Ohio 45202

Bid Acceptance Date: 8/28/2018

Bid Closing Date: 9/4/2018 at 5pm
3 East 4th Street Suite 300 Cincinnati, Ohio 45202

Bid Packets Opening Date: N/A

Project Anticipated Start Date: 9/15/2018

Project Anticipated End Date: 2/28/2019

Work to be bid (mark 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 | | | |
| Plumbing | | Roofing | | Specialties | | | |

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INCLUDE AS ATTACHMENT: **PLANS IN MEETING**

ITEM

Developer:
Developer Main Contact:

Redevelopment of single family homes in Price Hill

Hamilton County Land Revitalization Corporation (Landbank)
Liz Eddy
Leddy@cincinnatiport.org

Project City Analyst:

Gary Boeres, Housing Supervisor
(513) 352-6138, gary.boeres@cincinnati-oh.gov

Project Location(s):

1044 Sunset Cincinnati, Ohio 45205

Parcel ID#:

179-0075-0215

Description:

Full redevelopment of the home located at 1044 Sunset in the Price Hill neighborhood.

Total Project Cost:

\$192,245

City Involvement:

\$87,335

City Funding Source:

CDBG

Section 3:

Yes

Subcontracting Goal:

MBE: 25% SBE: 30% WBE: 7%

Wage Determination:

No

Wage Enforcement:

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

Pre-Bid Meeting:

August 14th at 2p-3p
3 East 4th Street, Suite 300 Cincinnati, Ohio 45202

Bid Acceptance Date:

8/28/2018

Bid Closing Date:

9/4/2018 at 5pm
3 East 4th Street Suite 300 Cincinnati, Ohio 45202

Bid Packets Opening Date:

TBD

Project Anticipated Start Date:

9/15/2018

Project Anticipated End Date:

2/28/2019

Work to be bid (mark 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 | | | |
| Plumbing | | Roofing | | Specialties | | | |

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INCLUDE AS ATTACHMENT:

PLANS IN MEETING

ITEM

Developer:
Developer Main Contact:

Redevelopment of single family homes in Price Hill

Hamilton County Land Revitalization Corporation (Landbank)
Liz Eddy
Leddy@cincinnatiport.org

Project City Analyst:

Gary Boeres, Housing Supervisor
(513) 352-6138 gary.boeres@cincinnati-oh.gov

Project Location(s):

3731 St Lawrence Cincinnati, Ohio 45205

Parcel ID#:

176-0022-0025

Description:

Full redevelopment of the home located at 3731 St Lawrence in the Price Hill neighborhood.

Total Project Cost:

\$184,953

City Involvement:

\$52,835

City Funding Source:

CDBG

Section 3:

Yes

Subcontracting Goal:

MBE: 25% SBE: 30% WBE: 7%

Wage Determination:

No

Wage Enforcement:

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

Pre-Bid Meeting:

August 14th at 2p-3p
3 East 4th Street, Suite 300 Cincinnati, Ohio 45202

Bid Acceptance Date:

8/28/2018

Bid Closing Date:

9/4/2018 at 5pm
3 East 4th Street Suite 300 Cincinnati, Ohio 45202

Bid Packets Opening Date:

N/A

Project Anticipated Start Date:

9/15/2018

Project Anticipated End Date:

2/28/2019

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 | | Ceiling | | Masonry | | Clean-up | |
| Framing - Rough | | Windows | | Foundation | | Other (list below) | |
| Framing - Finish | | Insulation | | Concrete | | | |
| Electric | X | Flooring | | Fire Suppression | | | |
| Plumbing | X | Roofing | | Specialties | | | |

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INCLUDE AS ATTACHMENT:

PLANS IN MEETING

ITEM

Wellington Place Right of Way Improvements

Developer:
Developer Main Contact:

Uptown Rental Properties
Patrice Eby Burke
513-861-9394, peburke@uptownrents.com

Project City Analyst:

Marc Von Allmen, Development Analyst
513-352-4549, marc.vonallmen@cincinnati-oh.gov

Project Location(s):

Approximately 1111 Wellington Place and Glencoe PI

Parcel ID#:

Multiple

Description:

The developer is seeking bids for the installation and restoration of pavement, curbs, and sidewalks along Wellington Place and Glencoe Place.

Total Project Cost:

\$132,575

City Involvement:

\$127,000

City Funding Source:

Capital

Section 3:

No

Subcontracting Goal:

SBE

Wage Determination:

State

Wage Enforcement:

Yes

Pre-Bid Meeting:

TBD
2718 Short Vine Street, Cincinnati, OH 45219

Bid Acceptance Date:

Multiple Stage Bidding

Bid Closing Date:

Multiple Stage Bidding
2718 Short Vine Street, Cincinnati, OH 45219

Bid Packets Opening Date:

TBD

Project Anticipated Start Date:

September 24, 2018

Project Anticipated End Date:

April 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 | X | Extermination | |
| Site Work | | Ceiling | | Masonry | | Clean-up | |
| Framing - Rough | | Windows | | Foundation | | Other (list below) | X |
| Framing - Finish | | Insulation | | Concrete | | Pavement | |
| Electric | | Flooring | | Fire Suppression | | Curbs | |
| 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:

SEE SCOPE OF WORK BELOW, PLANS WILL BE IN MEETING

Scope of Work

- Wellington Place

- o Asphalt restoration
- o Curb restoration
- o New sidewalk installation
- o Entry apron approaches

- Glencoe Place

- Paving restoration
- Curb Restoration
- Sidewalk Restoration
- Entry apron approaches

ITEM

Developer:
Developer Main Contact:

AAC Tenant Improvement

African American Chamber of Greater Cincinnati & Northern Kentucky
Brandon Smith & Lauren Kirk Miter/B2B
513 706-7872 bsmith@b2bequitiesllc and 513 518-9195 lkirk@miterdevelopment.com

Project City Analyst:

Katrina Gragston
352-6250, Katrina.gragston@cincinnati-oh.gov

Project Location(s):

2303 Gilbert Ave, Cincinnati Oh 45206

Parcel ID#:

068-0003-0175

Description:

Interior work will be limited to the lower level and street level. Minimal work will occur on the street level. Street level interior work will be limited to the demolition of a closet within an existing office to maximize the square footage of the office. On the lower level, loadbearing walls will be removed to create a large conference area. The existing restroom will be enlarged to accommodate ADA standards and fixtures. Lastly, a chair lift will be installed at the stair to allow for ADA access between the lower level and street level. Exterior work to include restriping of the rear parking lot, removal and installation of new awning and signage, and repair of rear wood decking. Necessary masonry tuck pointing and façade repairs, roof patching and repairs, new downspouts, minor repairs and re-painting of the two fire escapes.

Total Project Cost:

\$240,000

City Involvement:

Funding Source

City Funding Source:

City Grant

Section 3:

N

Subcontracting Goal:

TBD - MBE/SBE/WBE

Wage Determination:

TBD

Wage Enforcement:

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

Pre-Bid Meeting:

By Appointment

Bid Acceptance Date:

August 28, 2018

Bid Closing Date:

September 11, 2018, @2pm

Bid Packets Opening Date:

September 11, 2018, after 2pm

Project Anticipated Start Date:

October 1st 2018

Project Anticipated End Date:

November 30th 2018

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 | | Security | |
| Abatement/Environ | | Doors | | Driveway/Sidewalk | | Extermination | |
| Site Work | | Ceiling | X | Masonry | | Clean-up | |
| Framing - Rough | X | Windows | | Foundation | | Other (list below) | |
| Framing - Finish | X | Insulation | | Concrete | | | |
| Electric | | Flooring | X | Fire Suppression | | | |
| Plumbing | X | Roofing | X | Specialties | | | |

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INCLUDE AS ATTACHMENT:

PLANS AND WAGE DETERMINATION (IF APPLICABLE) FOR MEETING