

**MEET AND CONFER AGENDA**

**MEETING DATE:** January 8, 2019  
**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** **Findlay Center**  
 Developer: The Model Group  
 Developer Main Contact: Jason Chamlee, The Model Group  
 513-559-5896, [jchamlee@modelgroup.net](mailto:jchamlee@modelgroup.net)

Project City Analyst: John Reiser, Sr. Development Analyst  
 513-352-6261, [john.reiser@cincinnati-oh.gov](mailto:john.reiser@cincinnati-oh.gov)

Project Location(s): Over-the Rhine – see attached for Addresses and Parcel IDs

Parcel ID#:

Description: Complete rehabilitation of 9 historic, mixed use structures adjacent to Findlay Market. The project will create 46 residential units and 14,000 square feet of ground floor commercial space.

Total Project Cost: \$10.5M  
 City Involvement: 0  
 City Funding Source: Tax Abatement  
 Section 3: No  
 Subcontracting Goal: 30% SBE  
 Wage Determination: No  
 Wage Enforcement: YES

Pre-Bid Meeting: 1/15/19 at 10am and 1/22/19 at 1pm  
 1826 Race Street, Cincinnati, Ohio 45202  
 Bid Acceptance Date: 1/29/2019  
 Bid Closing Date: 2/5/2019  
 1826 Race Street, Cincinnati, Ohio 45202  
 Bid Packets Opening Date: 2/5/2019 – no public bid opening required

Project Anticipated Start Date: April 2019  
 Project Anticipated End Date: December 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	X	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 online at:  
[https://planroom.modelgroup.net/File/Browse/4479/A\\_Open\\_for\\_Bidding/Market\\_Square\\_Phase\\_3](https://planroom.modelgroup.net/File/Browse/4479/A_Open_for_Bidding/Market_Square_Phase_3)

**ITEM**

Developer:  
Developer Main Contact:

**4<sup>th</sup> and Race**

Fourth and Race Redevelopment, LLC (3CDC)  
Mary Kohler, 3CDC  
513-977-8041, mkohler@3cdc.org

Project City Analyst:

Gio Rocco  
513-352-1960, Giovanni.rocco@cincinnati-oh.gov

Project Location(s):

100 W 4<sup>th</sup> St, Central Business District

Parcel ID#:

014500010304

Description:

6 story new building with 23,000 SF 1<sup>st</sup> floor commercial space and  
574 parking space garage. Residential tower under separate developer and contract  
above.

Total Project Cost:

\$26,541,214 total. Total remaining to Bid \$477,037.00

City Involvement:

\$4,000,000

City Funding Source:

City Grant

Section 3:

NO

Subcontracting Goal:

17% MBE, 5% WBE

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:

Dec 19<sup>th</sup>, 2018-Jan 15<sup>th</sup>, 2019

Bid Closing Date:

Jan 15<sup>th</sup>, 2019

Turner Construction Co, 250 W Court St, Cincinnati, OH 45202

Bid Packets Opening Date:

N/A

Project Anticipated Start Date:

Project started in Nov 2018. Interiors scope to start July 2019

Project Anticipated End Date:

February 25, 2020

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

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INCLUDE AS ATTACHMENT:

PLANS WILL BE EXPLAINED IN MEETING