



April 11, 2019

Mr. Bob Bertsch, Development Manager
City of Cincinnati DCED
805 Central Avenue, Suite 710
Cincinnati, Oh 45202

Dear Mr. Bertsch:

The Mt. Airy Town Council is writing this letter to express our support for the Mt. Airy CURE's NBDIP Major and Minor Grant applications. Mt. Airy CURE has been dedicated to improve the Mt. Airy Business District since it was founded, and was the first to invest in a development in Mt. Airy in over a decade. Thanks to their efforts, Mt. Airy CURE acquired 4 properties at the North Bend and Colerain Gateway.

This year's grants will greatly assist the improvement of the Mt. Airy Business District. By partnering with neighboring Colerain and Green Townships, we want to propose street calming and safety plans for Colerain Ave. at the bottom of the hill in Northside through the city limits to the township line. Another grant CURE is seeking will allow them to make improvements and repairs to the office building acquired last year to attract perhaps artist groups or those of similar parties looking to lease space in the building.

Thank you,

Belle Walsh, Secretary

Gladys Pope
President

Belle Walsh
Secretary

Members at Large: Terry Crooker Greg Betsch Lesley Jones Erin Morris

BUDGET / PROCUREMENT LOG

2563 W N. Bend Road

Cost Code	Description	Budget / Estimate (a)
01-0000	Arch/Eng Costs and/or General Conditions -N/A	\$0
02-0000	Demo	\$10,250
03-0000	Concrete - N/A	\$0
04-0000	Masonry - N/A	\$0
05-0000	Metals - N/A	\$0
06-1000	Rough Carpentry	\$2,500
06-2000	Finish Carpentry / Millwork	\$1,500
07-0000	Thermal and Moisture Protection (new roof)	\$25,000
08-0000	Openings - N/A	\$0
09-1000	Drywall Patching	\$5,000
09-2000	Polish Concrete	\$23,000
09-3000	Painting / Wallcovering	\$15,000
10-0000	Specialties - N/A	\$0
11-0000	Equipment - N/A	\$0
12-0000	Furnishings - N/A	\$0
14-0000	Conveying Equipment - N/A	\$0
21-0000	Fire Suppression - N/A	\$0
22-0000	Plumbing - New Kitchenette Upstairs Only	\$2,500
23-0000	HVAC	\$7,500
26-0000	Electrical / Fire Alarm	\$20,000
27-0000	Communications - N/A	\$0
31-0000	Earthwork - N/A	\$0
32-0000	Exterior Improvements - N/A	\$0
33-0000	Site Utilities - N/A	\$0
TOTAL	SUBTOTAL FROM ABOVE	\$112,250
00-1000	General Requirements	\$9,251
00-2000	General Conditions	\$15,920
00-3000	Project Contingency (8%)	\$8,980
00-4000	Fee (overhead and profit) (8%)	\$11,712
TOTAL	TOTAL	\$158,113

Unlimited Carpentry

7404 Etoncross Ct.
 Cincinnati, OH 45244
 859-991-8857
 unlmcarpentry@yahoo.com

Estimate

Date	Estimate #
4/22/2019	616

Name / Address
Daniel Traicoff 2563 W. North Bend rd. Cincinnati, OH 45239

Project

Description	Qty	Rate	Total
Remove existing carpet. Install new carpet and cove mouldings.		8,900.00	8,900.00
Install new led lighting.		9,500.00	9,500.00
Paint bathrooms, remove wall coverings, paint back hall, from steps to 1st room, 2nd room on left, 1st room on right double office,rm 103 double office,main hall, and rm 102 double office.		8,700.00	8,700.00
Install new sink. Repair urinal on time and material basis. owner to supply sink and faucet.		975.00	975.00
Supervision		2,807.50	2,807.50
		Total	\$30,882.50

ES980377

QUOTE

Sold To	Ship To
MT AIRY CURE, CASANDRE 2563 WEST NORTH BEND MT AIRY 45239	2563 WEST NORTH BEND OFFICE MT AIRY 45239

Quote Date	Home phone	PO Number	Quote Number
04/18/19	513-379-9766		ES980377

Inventory	Style/Item	Color/Description	Quantity Units	Price	Extension
	RULE BREAKER - 20 - ABAC - WELDLOK - 12FT 00IN	NICKEL	2,682.00 SF	0.87	2,333.34
GOLD STIX ADHESIVE	GOLD STIX ADHESIVE	4 GAL ADHESIVE	8.00 EA	56.50	452.00
MISC	4" COVE	GRAY	175.00 EA	3.35	586.25
INSTALLR	CARPET INSTALLATION		2,682.00 SF	0.75	2,011.50
CB	COVE BASE INSTALL		700.00 LF	0.75	525.00
69 SEAM ADHESIVE	VOLUNTEER 69 SEAM ADHESIVE	SEAM ADHESIVE	4.00 EA	24.00	96.00
31481-3	FIBER 32OZ	PAD	96.00 SF	0.34	32.64
HENRY 440	COVE BASE ADHESIVE	11 OZ COVE ADHESIVE	50.00 EA	6.10	305.00
HAUL AWAY W/TAKE UP	TAKE UP GLUE DOWN CP		2,682.00 SF	0.50	1,341.00

All Basement Areas

— 04/18/19 — 3:54PM —

Sales Representative(s):
RALPH VOSSEBERG

WE ARE ONLY RESPONSIBLE FOR LABOR PURCHASED THROUGH BIG BOB'S.

QUOTE TOTAL: \$8,220.52

Mt Washington and Mt Airy

6 messages

Paul Poppleton <ppoppleton@dfscincy.com>
To: Daniel Traicoff <dtraicoff@gmail.com>
Cc: Brett Smith <bsmith@dfscincy.com>

Thu, Apr 18, 2019 at 11:28 AM

Below are budget numbers for the work planned at the two locations inspected. Without some real testing and destructive investigation we made certain assumptions as noted.

Mt Washington work: Cleanout of [6139 Plymouth Ave, Mt Washington OH](#).

Demo of building interior back to structural walls and floor including cleaning up the back fenced in area and removing interior furnishings and materials.

\$5,350 plus dumpster costs, assuming 2 dumpsters. One of these dumpsters will be sanitary debris and one is CD debris. A budget of \$1,00 for these dumpsters is a safe estimate.

Strip and replace the roof with standard shingles and minor sheathing repairs.

\$7,500, assumes tear off

\$1,000 allowance for wood replacement.

\$1,000 allowance for aluminum fascia and flashing repair only. No full replacement of fascia and rake trim.

Install new power service to the west wall of the building including mast, meter, disconnect and new electrical panel

\$4,500

This is a permanent power replacement inside of the building along the alley wall in the rear of the building.

Mt Airy Work: Replace existing lights in the basement with new LED fixtures to match styles.

\$4,932.00

This includes the disposal of the existing tube lights and ballasts which are considered hazardous material and not permitted to be disposed in the a landfill.

Hope this helps you.

Paul A. Poppleton

Paul Poppleton



One Techview Drive

Cincinnati, Ohio 45215

513-561-0051: Office

513-317-2742: Cell

Mt. Airy and Mt. Washington Projects

Dwight Quinn <dquinn@netquestservices.com>
To: Daniel Traicoff <dtraicoff@gmail.com>
Cc: jdreier@netquestservices.com, Brad Claytor <bclaytor@netquestservices.com>

Thu, Apr 18, 2019 at 9:34 AM

Good morning Daniel,

Thank you for the opportunity to provide a rough estimate to you for [2563 W North Bend Cincinnati OH 45239](#) location.

Net Quest Services Scope: Replacing the present fluorescent tubes (44) with LED tubes – keep in mind there is a 50% chance LED's might not work due to present track requirements.

Demolition of first floor carpet, demolition of first floor wall paper and removal of glue.

Total cost: \$30,000

The quote does not include New roof or patch work of the roof, new carpet (NQS does not perform this line of work), removal of ceilings, and paint walls.

Exclusions: Dumpster, permits, ceilings, doors, windows, lightening electrical work, re-working of Existing Items, Glass and Mirrors

Daniel Net Quest Services is a union company so our cost is a little higher than no-union company.

I mentioned this as you determined your budget.

Thanks again Daniel.

Dwight Quinn



4 Kovach Drive | Cincinnati, OH | 45215

Office: 513.948.0774 | FAX: 513.948.0051 | Cell 513.234.8646

www.netquestservices.com | dquinn@netquestservices.com

EDGE, MBE, SBE, & DBE

From: Daniel Traicoff <dtraicoff@gmail.com>
Sent: Monday, April 15, 2019 1:54 PM



Monday • 2:44 PM

Conversation with Perry

Hey it's Daniel Traicoff at 2563 W North Bend please let me know when you are able to look at the patch, also if you're able to send an email to dtraicoff@gmail.com with the \$20k roof replacement estimate it would be appreciated

Mon 2:45 PM • SMS



Text message



I'm

|

You



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