

MEET AND CONFER AGENDA

MEETING DATE: July 23rd 2019
TIME: 9:00 A.M.
LOCATION: City of Cincinnati, 805 Central Avenue, 7th Floor
MEETING FACILITATOR: Nyemah Stark, Senior Community Development Analyst

ITEM **526 E 12th Street**
 Developer: Urban Sites
 Developer Main Contact: Mike Valencic, Urban Sites Construction
mikev@urbansites.com

Project City Analyst: Rob Denham, Development Officer, Major Projects
Robert.denham@cincinnati-oh.gov 513-352-6253

Project Location(s): 526 E 12th Street, Cincinnati, OH 45202
 Parcel ID#: 075-0003-0131-00
 Description: This is a historic rehab project of a currently vacant building. We will be restoring the existing 8 units as market rate rental units. This project will be following the historic guidelines for restoration as it is utilizing historic tax credits.

Total Project Cost: \$1,492,614 (hard costs) \$1,976,651 (total)
 City Involvement: NA
 City Funding Source: Traditional mortgage, equity, Historic Tax Credits
 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: July 25th 2019, 10:00AM
 526 East 12 Street
 Bid Acceptance Date: July 30th 2019, 8:00AM
 Bid Closing Date: July 30th 2019, 10:00AM
mense@urbansites.com
 Bid Packets Opening Date: N/A
 Project Anticipated Start Date: July 2019
 Project Anticipated End Date: February 2020

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		Ceiling	X	Masonry		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		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 WILL BE IN THE MEETING

ITEM

303 Seitz Street CRA

Developer: 303 Seitz Street, LLC
Developer Main Contact: Anand Jhaveri, Managing Manager
513-979-4834, aurapartnersllc@gmail.com

Project City Analyst: Derek McCain, Development Analyst
513-352-1968, derek.mccain@cincinnati-oh.gov

Project Location(s): 303 Seitz Street, Mount Auburn

Parcel ID#: 094-0006-0015-00

Description: The proposed project will consist of the renovation of one (1) residential apartment building. At completion, the building will contain a total of four (4) rental units and create approximately 6,350 square feet of rentable space.

Total Project Cost: \$725,000
City Involvement: Indirect funding – Net 60% tax exemption for 12 years
City Funding Source: Tax Abatement
Section 3: NO
Subcontracting Goal: 30% SBE Goal
Wage Determination: NO
Wage Enforcement: YES

Pre-Bid Meeting: July 30, 2019, 9:00 A.M.
Project site, 303 Seitz Street

Bid Acceptance Date: August 9, 2019, 4:00 P.M.

Bid Closing Date: August 9, 2019, 4:00 P.M.
By email: aurapartnersllc@gmail.com

Bid Packets Opening Date: August 12, 2019

Project Anticipated Start Date: August 26, 2019

Project Anticipated End Date: November 15, 2019

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

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

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INCLUDE AS ATTACHMENTS: PLANS WILL BE IN MEETING

ITEM

12 E. Court Street LEED CRA

Developer: OTR Holdings, LLC
Developer Main Contact: Tim Harkavy, Managing Member
513-266-6567, tharkavy@hotmail.com

Project City Analyst: Derek McCain, Development Analyst
513-352-1968, derek.mccain@cincinnati-oh.gov

Project Location(s): 12 E. Court Street, Central Business District

Parcel ID#: 076-0002-0138-00

Description: The proposed project will consist of the renovation of an existing building. At completion, the building will contain a total of thirteen (13) residential rental units and create approximately 7,098 square feet of rentable space. The project intends to achieve Leadership in Energy and Environmental Design (LEED) standards. This project will support the creation of 8 full-time equivalent employees and 33 temporary construction jobs with a total annual payroll of \$330,720.00 and \$830,570.00, respectively.

Total Project Cost: \$1,443,657.00
City Involvement: Indirect Funding – Net 60% tax exemption for 15 years
City Funding Source: Tax Abatement
Section 3: NO
Subcontracting Goal: 30% SBE Goal
Wage Determination: NO
Wage Enforcement: YES

Pre-Bid Meeting: TBD
Bid Acceptance Date: August 24, 2019
Bid Closing Date: September 1, 2019
Bid Packets Opening Date: September 1, 2019
Project Anticipated Start Date: September 15, 2019
Project Anticipated End Date: August 31, 2020

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

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INCLUDE AS ATTACHMENT: Project floor plans are attached. More plans will be provided in the meeting.