

MEET AND CONFER AGENDA

MEETING DATE: September 10, 2019
TIME: 9:00 A.M.
LOCATION: City of Cincinnati, 805 Central Avenue, 7th Floor
MEETING FACILITATOR: Nyemah Stark, Senior Community Development Analyst

ITEM **Madison and Whetsel Phase II**
 Developer: Ackermann Group
 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: Marc VonAllmen, Development Officer
 352-4549; Marc.VonAllmen@cincinnati-oh.gov

Project Location(s): Madison Rd. and Whetsel Ave. Cincinnati, OH 45227
 Parcel ID#: 035-0003-0021-00, 035-0003-0022-00, 035-0003-0023-00, 035-0003-0036-00,
 035-0003-0037-00, 035-0003-0183-00, 035-0003-0031-00, 035-0003-0025-00,
 035-0003-0191-00, 035-0003-0029-00, 035-0003-0175-00, 035-0003-0188-00,
 035-0003-0195-00, 035-0003-0034-00, 035-0003-0035-00.

Description: Four story wood framed apartment building on concrete slab with 116 apartments.

Total Project Cost: \$14,000,000
 City Involvement: Up to \$500,000 city funds/state
 City Funding Source: District TIF. Project TIF.
 Section 3: NO
 Subcontracting Goal: 11.8% MBE, 6.9% WBE, 30% SBE on cost of construction.
 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 24, 2019
 Bid Closing Date: September 24, 2019 at 5:00pm EST
 302 West 3rd St. Suite 800 Cincinnati, OH 45202 or dweist@neyer.com

Bid Packets Opening Date: TBD.
 4030 Smith Rd., Ste 130 Cincinnati, OH 45209 (public bid opening is not required)

Project Anticipated Start Date: October 2019
 Project Anticipated End Date: March 2021

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

General Contractor		HVAC	X	Siding	X	Elevator	
Surveying		Dry Wall	X	Inter. Painting	X	Landscape	X
Demo		Metals	X	Exter. Painting	X	Security	
Abatement/Environ		Doors	X	Driveway/Sidewalk	X	Extermination	
Site Work		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 WILL BE IN MEETING

ITEM

Developer:
Developer Main Contact:

Former Anthem Site – Name TBD

Fortus/Buckingham
Stephen Dronen, Fortus
sdronen@thefortusgroup.com, 513.755.7251

Project City Analyst:

Marc Von Allmen, Senior Analyst
Marc.vonallmen@cincinnati-oh.gov, 513.352.4549

Project Location(s):

1351 WH Taft Road, Cincinnati, Ohio 45206, East Walnut Hills

Parcel ID#:

062-0001-0117

Description:

Mixed-use development with 322 apartments, 15,000sf of commercial, and a parking garage

Total Project Cost:

\$84,000,000

City Involvement:

30 year TIF

City Funding Source:

TIF

Section 3:

No

Subcontracting Goal:

SBE

Wage Determination:

NO

Wage Enforcement:

Yes

Pre-Bid Meeting:

September 11, 2019; 11a.m. – 12p.m.
1351 William Howard Taft Rd., Cincinnati, OH 45206

Bid Acceptance Date:

August 12 – September 18, 2019

Bid Closing Date:

September 18, 2019 at 10:00 a.m
Email bids to: bobby.torres@buckingham.com

Bid Packets Opening Date:

Not applicable on this project, but bids will be reviewed following the bid closing date

Project Anticipated Start Date:

January 30, 2020

Project Anticipated End Date:

February 25, 2022

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

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

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INCLUDE AS ATTACHMENT:

Requests for plans/specifications to be submitted to bobby.torres@buckingham.com

ITEM

Dividend Housing on Chalfonte Place

Developer: Renting Partnerships
Developer Main Contact: Margery Spinney, President
513-368-5913, spinneymargery@gmail.com

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

Project Location(s): 728-730 Chalfonte & 732-734 Chalfonte Place, Avondale

Parcel ID#: 112-0004-0055-00; 112-0004-0056-00

Description: The proposed project involves the creation and preservation of four (4) affordable rental units. 728-730 Chalfonte Place contains 2 two-bedroom units and includes approximately 3,600 square feet of rentable space. 732-734 Chalfonte Place contains 2 two-bedroom units and includes approximately 4,000 square feet of rentable space.

Total Project Cost: \$124,000
City Involvement: Direct funding
City Funding Source: City Capital
Section 3: No
Subcontracting Goal: TBD
Wage Determination: No
Wage Enforcement: Yes

Pre-Bid Meeting: 9/20/2019

Bid Acceptance Date: 9/20/2019
Bid Closing Date: 9/25/2019

Bid Packets Opening Date: 9/26/2019

Project Anticipated Start Date: 10/1/2019
Project Anticipated End Date: 10/1/2020

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

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

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PROJECT PLANS & OTHER SPECIFICATIONS WILL BE AVAILABLE AT THE MEETING

ITEM

Developer:
Developer Main Contact:

Shelterhouse Basement Renovation

Shelterhouse
Arlene Nolan, Executive Director, Shelterhouse
Sara Bedinghaus, Senior Development Officer, 3CDC.
sbedinghaus@3cdc.org, 513.977.8044

Project City Analyst:

Lawrence Taylor
Lawrence.Taylor@cincinnati-oh.gov

Project Location(s):

411 Gest Street, Cincinnati OH 45203 Queensate

Parcel ID#:

013700010116

Description:

Improvements to basement facility of Men’s Shelterhouse to improve access control, safety, lighting, and storage to improve year-round function.

Total Project Cost:

\$150,000

City Involvement:

\$150,000

City Funding Source:

Capital

Section 3:

NO

Subcontracting Goal:

30% MBE/WBE/SBE (if MBE or WBE don’t apply then SBE will apply)

Wage Determination:

YES (State building wage rates apply)

Wage Enforcement:

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

Pre-Bid Meeting:

September 13, 2019 9am
411 Gest Street, Cincinnati OH 45203

Bid Acceptance Date:

September 13, 2019 9am

Bid Closing Date:

September 20, 2019 5pm
Sara Bedinghaus, 3CDC, 1203 Walnut Street 4th floor, Cincinnati OH 45202

Bid Packets Opening Date:

September 20, 2019

Project Anticipated Start Date:

October 07, 2019

Project Anticipated End Date:

December 06, 2019

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

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INCLUDE AS ATTACHMENT:

PLANS AND WAGE DETERMINATION (IF APPLICABLE) FOR MEETING