

**MEET AND CONFER AGENDA**

**MEETING DATE:** August 27, 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 Pleasant Ridge Demolition – Corner of Lester and Montgomery**

**Developer:** The Port  
**Developer Main Contact:** Taylor Gruenwald | The Port  
 tgruenwald@cincinnatiport.org

**Project City Analyst:** Katrina Gragston, Sr. Community Development Analyst  
 513-352-6250, katrina.gragston@cincinnati-oh.gov

**Project Location(s):** 5988 LESTER RD; 6010, 6016, 6018, 6024, and 6026 MONTGOMERY RD  
**Parcel ID#:** 122-0004-0062-00; 122-0004-0041-00; 122-0004-0059-00; 122-0004-0060-00;  
 122-0004-0061-00; 122-0004-0112-00; 122-0004-0043-00

**Description:** Abatement and demolition of the buildings and signage located at 5988 Lester Rd and 6010-6026 Montgomery Rd, including alternate pricing to (1) demolish partial pavement and (2) remove potential USTs identified through included report.

**Total Project Cost:** \$100,000  
**City Involvement:** \$100,000  
**City Funding Source:** City Capital Grant  
**Section 3:** No  
**Subcontracting Goal:** MBE 25%/ WBE 7%/ SBE 30%  
**Wage Determination:** Yes  
**Wage Enforcement:** Yes (All projects are subject to Ordinance #022-2016, if City benefit exceeds \$25K)

**Pre-Bid Meeting:** August 29, 2019 – 9:00AM  
 6010 Montgomery Rd, Cincinnati, OH 45213

**Bid Acceptance Date:** August 29, 2019 – 12:00PM  
**Bid Closing Date:** September 6, 2019 – 12:00PM  
 Please email bids to Taylor Gruenwald, tgruenwald@cincinnatiport.org

**Bid Packets Opening Date:** September 6, 2019  
**Project Anticipated Start Date:** September 30, 2019  
**Project Anticipated End Date:** November 20, 2019

**Work to be bid (mark with an “x”):**

General Contractor	X	HVAC		Siding		Elevator	
Surveying		Dry Wall		Inter. Painting		Landscape	
Demo	X	Metals		Exter. Painting		Security	
Abatement/Environ	X	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		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:** Project Specifications, Wage Determination, and Environmental Reports will be available in meeting and may also be obtained by contacting tgruenwald@cincinnatiport.org.

**ITEM**

**Evanston Multi-Property NBD Stabilization**

Developer: The Port  
Developer Main Contact: Taylor Gruenwald | The Port  
[tgruenwald@cincinnatiport.org](mailto:tgruenwald@cincinnatiport.org) (send email for access to bid docs)

Project City Analyst: Greg Koehler, Sr. Community Development Analyst  
513-352-1596 | [greg.koehler@cincinnati-oh.gov](mailto:greg.koehler@cincinnati-oh.gov)

Project Location(s): 1740 Brewster Avenue; 3570 Montgomery Rd; 3604-08 Montgomery Rd  
Parcel ID#: 058-0004-0044-00; 058-0004-0102-00; 058-0004-0024-00  
Description: Scope includes performing necessary abatement and stabilization work to bring the Properties towards compliance with Vacated Building Maintenance License (“VBML”) requirements, including major roof repair and replacement, masonry repair, structural repair, and limited internal demo as necessary. Bidders are requested to bid the entire scope, but not required.

Total Project Cost: TBD  
City Involvement: \$236,000  
City Funding Source: Community Development Block Grant (CDBG)  
Section 3: Yes  
Subcontracting Goal: MBE 25%/ WBE 7%/ SBE 30%  
Wage Determination: Yes – Federal Residential Rates Apply  
Wage Enforcement: Yes (All projects are subject to Ordinance #022-2016, if City benefit exceeds \$25K)

Pre-Bid Meeting: September 5, 2019 – 2:00PM  
3604-08 Montgomery Rd, Cincinnati, OH 45207

Bid Acceptance Date: September 5, 2019 – 2:00PM  
Bid Closing Date: September 20, 2019 – 12:00PM  
Submit by email to Taylor Gruenwald

Bid Packets Opening Date: September 20, 2019  
Project Anticipated Start Date: October 2019  
Project Anticipated End Date: December 2019

**Work to be bid (mark with an “x”):**

General Contractor	X	HVAC		Siding		Elevator	
Surveying		Dry Wall		Inter. Painting		Landscape	
Demo	X	Metals		Exter. Painting	X	Security	
Abatement/Environ	X	Doors		Driveway/Sidewalk		Extermination	
Site Work		Ceiling		Masonry	X	Clean-up	X
Framing - Rough	X	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: Project Specifications and Reports will be available in meeting, Wage Determination

**ITEM**

**4024 Hamilton Ave – Cleanout & Stabilization**

Developer:  
Developer Main Contact:

Northside Business Association  
Tim Jeckering  
513.542.2500 ext. 1# / tim@jsarchitects.com

Project City Analyst:

Greg Koehler  
513.352.1596 / [greg.koehler@cincinnati-oh.gov](mailto:greg.koehler@cincinnati-oh.gov)

Project Location(s):  
Parcel ID#:

4024 Hamilton Avenue, Northside  
221-13-144

Description:

Clean out of substantial old furniture, junk, etc., roofing repair, masonry/metal façade repair. Detailed bid document to be provided at the time of the Meet & Confer.

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

TBD  
Up to \$71,329.50  
CDBG  
NO  
30% SBE construction / 15% SBE supplies/services  
YES – federal commercial building rates apply  
YES (All projects are subject to Ordinance #022-2016, if City benefit exceeds \$25,000)

Pre-Bid Meeting:

Mandatory - August 30<sup>th</sup> (9:00 to 12:00) or by appointment  
4024 Hamilton Avenue, 45223

Bid Acceptance Date:

August 30

Bid Closing Date:

September 17, 1:00 pm by sealed envelope (c/o Greg Koehler)  
805 Central Avenue, Suite 700, Cincinnati, Ohio 45202

Bid Packets Opening Date:

September 17, 1:00 pm  
805 Central Avenue, Suite 700, Cincinnati, Ohio 45202

Project Anticipated Start Date:

Sep 2019

Project Anticipated End Date:

Sep 2019

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

General Contractor	X	HVAC		Siding		Elevator	
Surveying		Dry Wall		Inter. Painting		Landscape	
Demo		Metals	X	Exter. Painting		Security	
Abatement/Environ		Doors		Driveway/Sidewalk		Extermination	
Site Work		Ceiling		Masonry	X	Clean up	
Framing - Rough	X	Windows		Foundation		Other (list below)	
Framing - Finish		Insulation		Concrete		Clean out	X
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 AND WAGE DETERMINATION (IF APPLICABLE) FOR MEETING

**ITEM**

Developer:  
Developer Main Contact:

**The Column**

Mrs. Pig, LLC  
Jacob Ian Hodesh  
(513) 667-4693, Jake@Hodesh.com

Project City Analyst:

Lindsey Florea, Downtown Development Division Manager  
513-352-3454,  
Lindsey.Florea@cincinnati-oh.gov

Project Location(s):

109 West Elder Street, Cincinnati OH 45202 (OTR)

Parcel ID#:

094-0008-0180-00

Description:

Complete overhaul / renovation of existing empty structure. Repositioned as a multi-story event space.

Total Project Cost:

\$400,000

City Involvement:

CRA tax abatement (no direct funding)

City Funding Source:

n/a

Section 3:

No

Subcontracting Goal:

SBE

Wage Determination:

No

Wage Enforcement:

Yes

Pre-Bid Meeting:

September 6, 2019

Location: 109 West Elder Street, Cincinnati OH 45202

Bid Acceptance Date:

September 6, 2019

Bid Closing Date:

September 20, 2019 at 11 am

[jake@hodesh.com](mailto:jake@hodesh.com) / 2692 Madison Road, Suite N1 #210, Cincinnati, Ohio 45208

Bid Packets Opening Date:

September 20, 2019 at 11 am

Project Anticipated Start Date:

October 1, 2019

Project Anticipated End Date:

October 1, 2020

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

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

Contractor Name

<p><b>DEMOLITION SPECIFICATIONS:</b></p>	
<p><b>Property Type: Commercial</b></p>	
<p><b>Street: 5988 LESTER RD; 6010, 6016, 6018, 6024, and 6026 MONTGOMERY RD</b>  <b>City/Community: Pleasant Ridge</b>  <b>Parcel: 122-0004-0062-00; 122-0004-0041-00; 122-0004-0059-00;</b>  <b>122-0004-0060-00; 122-0004-0061-00; 122-0004-0112-00;</b>  <b>122-0004-0043-00</b></p> <p><b>Lot Dimensions: 1.196 Acre(s)</b>  <b>Building Size: 14,255 Sq Ft</b></p>	
<p><b><u>Please fill in a price below where dollar signs are included. Provide all necessary labor and material to complete the following scope of work.</u></b></p>	
<p>Demolish <u>14,255</u> Sq.Ft. structures <b>without basement</b> -- haul debris to appropriate landfill.</p>	<p>\$</p>
<p>Provide alternate pricing to remove existing pavement and service walks within property lines <b>Approx. 23,000 sf of Asphalt Paving</b></p>	<p>\$</p>
<p>Demolish carport/garage <b>N/A</b> sq. ft.</p>	<p>\$</p>
<p>Properly bulkhead sewer connection.</p>	
<p>Retain City sidewalk, which is currently not damaged.</p>	
<p>Provide a finished site that is free of debris. Contractor is not responsible for cut and fill or seeding/strawing the site post-demolition.</p>	
<p><b><u>Total Cost</u></b></p>	<p>\$</p>



# THE PORT

Making Real Estate Work

Contractor Name \_\_\_\_\_

<b><u>GENERAL SPECIFICATIONS</u></b>	
Contractor shall provide a schedule showing start and end dates for each component of the project relative to the date of contract award.	
Perform demolition on during normal work hours Monday through Friday between 8:00 AM and 6:00 PM. Work is to start within 15 days of the notice to proceed. All work is to be completed with 30 days of the notice. There will be an assessment of one hundred dollars (\$100) liquidated damages for each working day that the contractor shall be in default of the contract completion date.	
Secure all necessary permits including, but not limited to, Building Permit to Demolish, Sewer Permit, and Hydrant Permit.	
Coordinate work performed by all utility companies and pay any fees required and ensure there is no loss of utilities to surrounding properties.	
Coordinate with utility companies to have utilities shut off for project location.	
Comply with notification process and information from Ohio Utility Protection Service (OUPS)	
Provide protection, warning signs, barricades, fall protection, and take all necessary precautions to protect workers and bystanders. Eliminate unnecessary hazards before leaving the jobsite at the end of each day.	
Reinstall fall protection and safety precautions at the end of each workday if removed during that day	
The contractor shall provide to HCLRC prior to, and as an additional condition of payment for work performed, with <b>verified original receipts from an approved land fill or dump site</b> , evidencing that all waste material from the job site contracted herein was disposed of in a proper manner. Receipts shall bear the job address, location of land fill, or dump site, cubic yardage dumped, and bear the signature of the contractor's driver. In the event such land fill receipts are not provided, HCLRC shall withhold payment until received and approved thereof.	
Notify Port of Greater Cincinnati Development Authority (The Port) of the date and time of the demolition at least 48 hours prior to commencing work.	
Begin and complete contract work within the contract dates. The Port reserves the right to cancel the contract if not completed within the time limitations of this contract without making substitutions or payments for work not completed.	
Minimize noise, dust and inconvenience to neighbors.	
Note: If a property contains significant personal waste (e.g. clothes, appliances, furniture, garbage), costs relating to removal of personal property will either be contracted separately or treated as a contract addendum.	
Property dimensions and quantities are obtained from Hamilton County Auditor's records and although deemed reliable, must be field verified.	
Submit Subcontractor Utilization Form in accordance with the Economic Inclusion Policy (attached hereto).	
Please direct any questions to Taylor Gruenwald at 513-621-3000 or <a href="mailto:tgruenwald@cincinnatiport.org">tgruenwald@cincinnatiport.org</a>	
<b><u>A Bid Bond is not required. However, a performance bond for 100% of the contract value is required.</u></b>	\$



# THE PORT

Making Real Estate Work

Contractor Name \_\_\_\_\_

## BID SUBMITTAL

SUBMITTED ON \_\_\_\_\_, 201\_

Company Name: \_\_\_\_\_

Name of person authorized to sign: \_\_\_\_\_

Signature of person authorized to sign: \_\_\_\_\_

Title: \_\_\_\_\_

Address \_\_\_\_\_

Phone No. \_\_\_\_\_

Fax No. \_\_\_\_\_

Email \_\_\_\_\_

State Contractor License No. \_\_\_\_\_

## NOTARY STATEMENT:

State of: \_\_\_\_\_

County of: \_\_\_\_\_

On this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me, \_\_\_\_\_  
a Notary Public, personally appeared, or proved to me on the basis of satisfactory evidence to be  
the person(s) whose name (s) is/are subscribed to within the instrument, and acknowledged that  
he/she executed it. WITNESS: My hand and Official Seal.

( Seal )

Signature of Notary Public: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

