

**MEET AND CONFER AGENDA**

**MEETING DATE:** September 24, 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 Officer

**ITEM** **Dividend Housing on Chalfonte Place**

Developer: Renting Partnerships  
 Developer Main Contact: Margery Spinney, President  
 513-368-5913, [spinneymargery@gmail.com](mailto:spinneymargery@gmail.com)

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

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.

PROJECT PLANS & OTHER SPECIFICATIONS WILL BE AVAILABLE AT THE MEETING

**ITEM**

**Hale Avenue Townhomes – Infill Housing Project**

Developer: Avondale Development Corporation  
Developer Main Contact: Michael Cervay, Consultant  
513-861-2232, [mcervay@growavondale.org](mailto:mcervay@growavondale.org)

Project City Analyst: Derek McCain, Development Analyst  
513-352-1968, [derek.mccain@cincinnati-oh.gov](mailto:derek.mccain@cincinnati-oh.gov)

Project Location(s): 518, 520, 522, 524, 526, 528, 530 Hale and 3415 Hallwood Avenue, Avondale

Parcel ID#: 106-0003-0150-00; 106-0003-0012-00; 106-0003-0011-00

Description: The project will consist of the design, construction, and completion of seven (7) newly constructed townhome style units for owner-occupants in the Avondale neighborhood. Five (5) townhomes will include 2-bedroom units with 1,600 square feet of living space and two (2) townhomes will include 3-bedroom units with 2,200 square feet of living space.

Total Project Cost: \$190,000  
City Involvement: Direct funding  
City Funding Source: City Capital  
Section 3: NO  
Subcontracting Goal: 30% SBE Goal  
Wage Determination: NO  
Wage Enforcement: YES

Pre-Bid Meeting: September 27, 2019, 3635 Reading Road, Suite 200 Cincinnati, OH 45229

Bid Acceptance Date: October 1, 2019

Bid Closing Date: October 15, 2019

Bid Packets Opening Date: October 16, 2019

Project Anticipated Start Date: November 2019

Project Anticipated End Date: November 2020

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

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

**PROJECT PLANS & SPECIFICATIONS WILL BE MADE AVAILABLE AT THE MEETING.**

**ITEM**

**Evanston HURC Project**

Developer: Homesteading and Urban Redevelopment Corp.  
Developer Main Contact: Deborah Robb – Greater Cincinnati Redevelopment Authority  
513-632-3934

Project City Analyst: Ryan Dyson  
513-352-1965

Project Location(s): 1640 Jonathan, 1656 Jonathan  
Parcel ID#: 058-0006-0021-00, 058-0006-0013-00  
Description: This is the third phase of a three-phase project. The total project consists of the complete renovation of 6 homes in Evanston. During this phase, 2 homes will be renovated. Each home is a gut rehab with new flooring, kitchen and kitchen appliances, paint, roof / roof repairs, HVAC, and electrical. All homes will be sold at an affordable price to low to moderate income households up to 80% AMI.

Total Project Cost: \$912,702  
City Involvement: \$300,000  
City Funding Source: City Capital Funds  
Section 3: NO  
Subcontracting Goal: 30% SBE  
Wage Determination: NO  
Wage Enforcement: YES

Pre-Bid Meeting: 9/25/2019 11:00AM – 12:00PM. Mandatory for all interested bidders  
1640 Jonathan Ave, Cincinnati, OH 45207

Bid Acceptance Date: 09/25/2019

Bid Closing Date: 10/09/2019

Bid Packets Opening Date: 10/10/2019 (PUBLIC BID OPENING IS REQUIRED.)

Project Anticipated Start Date: 10/14/2019

Project Anticipated End Date: 02/01/2020

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

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

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**ITEM**

**1118 Sycamore Apartments**

Developer: Charles Street Investment Partners, LLC  
Contact: Chuck Howell, Partner  
850-509-3242 [chuck@charlesstreetpartners.com](mailto:chuck@charlesstreetpartners.com)

Construction Main Contact: David Weist, Project Manager, Al. Neyer (Design Build Contractor)  
513-527-1880 or [dweist@neyer.com](mailto:dweist@neyer.com)

Project City Analyst: Marc VonAllmen, Development Officer  
[Marc.VonAllmen@cincinnati-oh.gov](mailto:Marc.VonAllmen@cincinnati-oh.gov)

Project Location(s): 1118 Sycamore Street, Cincinnati, OH 45202  
Parcel ID#: 075-0001-0202-00  
Description: Two story concrete mixed-use podium with a garage, 5 stories of wood-framed apartments (233 units), decks, and amenity space with a rooftop pool.

Total Project Cost: \$46,750,294  
City Involvement: TIF: 60%, 30 years  
City Funding Source: N/A (TIF)  
Section 3: NO  
Subcontracting Goal: 30% SBE  
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](mailto:dweist@neyer.com)

Bid Acceptance Date: October 8, 2019

Bid Closing Date: October 8, 2019 at 1700 EST  
302 West 3<sup>rd</sup> St. Suite 800 Cincinnati, OH 45202 or [dweist@neyer.com](mailto:dweist@neyer.com)

Bid Packets Opening Date: N/A

Project Anticipated Start Date: November 2019

Project Anticipated End Date: April 2021

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

General Contractor		HVAC		Siding	X	Elevator	x
Surveying		Dry Wall	X	Inter. Painting	X	Landscape	X
Demo	x	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		

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INCLUDE AS ATTACHMENT:

**ITEM**

**Madisonville Façade Improvement Program**

Developer: Madisonville Community Urban Redevelopment Corporation  
Developer Main Contact: Matt Strauss  
271-2495, [matt@mcurc.org](mailto:matt@mcurc.org)

Project City Analyst: Marc VonAllmen  
352-4945, [marc.vonallmen@cincinnati-oh.gov](mailto:marc.vonallmen@cincinnati-oh.gov)

Project Location(s): 4804 Whetsel Ave, Cincinnati, OH 45227 (Madisonville)  
Parcel ID#: 036-0002-0120-00  
Description: Installation of replacement doors and windows

Total Project Cost: \$37,000  
City Involvement: \$20,000 (Portion of \$100,000 Madisonville 2019 Façade Grant Program)  
City Funding Source: CDBG  
Section 3: YES  
Subcontracting Goal: 30% SBE (if MBE or WBE don't apply then SBE will apply)  
Wage Determination: YES  
Wage Enforcement: YES (All projects are subject to Ordinance #022-2016, if City benefit exceeds \$25K)

Pre-Bid Meeting: 4804 Whetsel Ave. (no on one site) Questions go to 6111 Madison Rd.

Bid Acceptance Date: Immediately

Bid Closing Date: October 1, 2019 by Noon  
6111 Madison Rd., Cincinnati, OH 45227

Bid Packets Opening Date: October 1, 2019 at Noon  
6111 Madison Rd.

Project Anticipated Start Date: October 8, 2019

Project Anticipated End Date: December 31, 2019

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

General Contractor		HVAC		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		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: PLANS AND WAGE DETERMINATION (IF APPLICABLE) FOR MEETING

**ITEM**

**Madisonville Façade Improvement Program**

Developer:  
Developer Main Contact:

Madisonville Community Urban Redevelopment Corporation  
Matt Strauss  
271-2495, [matt@mcurc.org](mailto:matt@mcurc.org)

Project City Analyst:

Marc VonAllmen  
352-4945, [marc.vonallmen@cincinnati-oh.gov](mailto:marc.vonallmen@cincinnati-oh.gov)

Project Location(s):  
Parcel ID#:  
Description:

6119 Madison Rd., Cincinnati, OH 45227 (Madisonville)  
037-0003-0107-00  
Exterior Painting

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

\$116,000  
\$19,100 (Portion of \$100,000 Madisonville 2019 Façade Grant Program)  
CDBG  
YES  
30% SBE (if MBE or WBE don't apply then SBE will apply)  
YES  
YES (All projects are subject to Ordinance #022-2016, if City benefit exceeds \$25K)

Pre-Bid Meeting:

6119 Madison Rd. (no on one site) Questions go to 6111 Madison Rd.

Bid Acceptance Date:

Immediately

Bid Closing Date:

October 1, 2019 by noon  
6111 Madison Rd., Cincinnati, OH 45227

Bid Packets Opening Date:

October 1, 2019 at noon  
6111 Madison Rd.

Project Anticipated Start Date:

October 8, 2019

Project Anticipated End Date:

December 31, 2019

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

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

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PLANS AND WAGE DETERMINATION (IF APPLICABLE) FOR MEETING

**ITEM**

Developer:  
Developer Main Contact:

**Madisonville Façade Improvement Program**

Madisonville Community Urban Redevelopment Corporation  
Matt Strauss  
271-2495, [matt@mcurc.org](mailto:matt@mcurc.org)

Project City Analyst:

Marc VonAllmen  
352-4945, [marc.vonallmen@cincinnati-oh.gov](mailto:marc.vonallmen@cincinnati-oh.gov)

Project Location(s):  
Parcel ID#:  
Description:

6500 Madison Rd., Cincinnati, OH 45227 (Madisonville)  
037-0003-0108-00  
Exterior Painting

Total Project Cost:

\$300,000

City Involvement:

\$15,000 (Portion of \$100,000 Madisonville 2019 Façade Grant Program)

City Funding Source:

CDBG

Section 3:

YES

Subcontracting Goal:

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

Wage Determination:

YES

Wage Enforcement:

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

Pre-Bid Meeting:

6709 Madison Rd. (no on one site) Questions go to 6111 Madison Rd.

Bid Acceptance Date:

Immediately

Bid Closing Date:

October 1, 2019 by noon  
6111 Madison Rd., Cincinnati, OH 45227

Bid Packets Opening Date:

October 1, 2019 at noon  
6111 Madison Rd.

Project Anticipated Start Date:

October 8, 2019

Project Anticipated End Date:

December 31, 2019

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

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

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PLANS AND WAGE DETERMINATION (IF APPLICABLE) FOR MEETING

**ITEM**

Developer:  
Developer Main Contact:

**Madisonville Façade Improvement Program**

Madisonville Community Urban Redevelopment Corporation  
Matt Strauss  
271-2495, [matt@mcurc.org](mailto:matt@mcurc.org)

Project City Analyst:

Marc VonAllmen  
352-4945, [marc.vonallmen@cincinnati-oh.gov](mailto:marc.vonallmen@cincinnati-oh.gov)

Project Location(s):  
Parcel ID#:  
Description:

6703 Madison Rd., Cincinnati, OH 45227 (Madisonville)  
037-0003-0107-00  
Exterior Painting

Total Project Cost: \$7000  
City Involvement: \$ 5600 (Portion of \$100,000 Madisonville 2019 Façade Grant Program)  
City Funding Source: CDBG  
Section 3: YES  
Subcontracting Goal: 30% SBE (if MBE or WBE don't apply then SBE will apply)  
Wage Determination: YES  
Wage Enforcement: YES (All projects are subject to Ordinance #022-2016, if City benefit exceeds \$25K)

Pre-Bid Meeting: 6703 Madison Rd. (no on one site) Questions go to 6111 Madison Rd.

Bid Acceptance Date: Immediately

Bid Closing Date: October 1, 2019 by noon  
6111 Madison Rd., Cincinnati, OH 45227

Bid Packets Opening Date: October 1, 2019 at noon ( PUBLIC BID OPENING IS REQUIRED.)  
6111 Madison Rd. (company & bid amount will be announced or displayed only)

Project Anticipated Start Date: October 8, 2019  
Project Anticipated End Date: December 31, 2019

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

General Contractor		HVAC		Siding		Elevator	
Surveying		Dry Wall		Inter. Painting		Landscape	
Demo		Metals		Exter. Painting	X	Security	
Abatement/Environ		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			

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INCLUDE AS ATTACHMENT: PLANS AND WAGE DETERMINATION (IF APPLICABLE) FOR MEETING



**ITEM**

Developer:  
Developer Main Contact:

**Madisonville Façade Improvement Program**

Madisonville Community Urban Redevelopment Corporation  
Matt Strauss  
271-2495, [matt@mcurc.org](mailto:matt@mcurc.org)

Project City Analyst:

Marc VonAllmen  
352-4945, [marc.vonallmen@cincinnati-oh.gov](mailto:marc.vonallmen@cincinnati-oh.gov)

Project Location(s):  
Parcel ID#:  
Description:

6709 Madison Rd., Cincinnati, OH 45227 (Madisonville)  
037-0003-0108-00  
Exterior Painting

Total Project Cost: \$3,023  
City Involvement: \$2,000 (Portion of \$100,000 Madisonville 2019 Façade Grant Program)  
City Funding Source: CDBG  
Section 3: YES  
Subcontracting Goal: 30% SBE (if MBE or WBE don't apply then SBE will apply)  
Wage Determination: YES  
Wage Enforcement: YES (All projects are subject to Ordinance #022-2016, if City benefit exceeds \$25K)

Pre-Bid Meeting: 6709 Madison Rd. (no on one site) Questions go to 6111 Madison Rd.

Bid Acceptance Date: Immediately

Bid Closing Date: October 1, 2019 by noon  
6111 Madison Rd., Cincinnati, OH 45227

Bid Packets Opening Date: October 1, 2019 at noon  
6111 Madison Rd.

Project Anticipated Start Date: October 8, 2019

Project Anticipated End Date: December 31, 2019

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

General Contractor		HVAC		Siding		Elevator	
Surveying		Dry Wall		Inter. Painting		Landscape	
Demo		Metals		Exter. Painting	X	Security	
Abatement/Environ		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			

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INCLUDE AS ATTACHMENT: PLANS AND WAGE DETERMINATION (IF APPLICABLE) FOR MEETING