

MEET AND CONFER AGENDA

MEETING DATE: November 26, 2019
TIME: 9:00 A.M.
LOCATION: City of Cincinnati, 805 Central Avenue, 7th Floor
MEETING FACILITATOR: Nyemah Stark, Senior Community Development Analyst

ITEM **College Hill Station – MEP Trades (Design-Build)**

Developer: Pennrose, LLC
 Developer Main Contact: Lasserre Bradley III
 513-906-5164 / lbradley@pennrose.com

Construction Main Contact: Greg Paff, Turnbull-Wahlert Construction, Inc. (Construction Manager)
 513-731-7300 / gpaff@turnpop.com

Project City Analyst: Brian Ogawa, Development Analyst
 513-352-6139 / brian.ogawa@cincinnati-oh.gov

Project Location(s): Hamilton Ave. and W North Bend Rd. Cincinnati, OH 45224 (College Hill)
 Parcel ID#: 232-4-139
 247-0002-0109-00

Description: Two Four-Story mixed-use buildings, totaling 190,000sf, located across Hamilton Ave from each other at W North Bend Rd. There are 173 apartment units (91 in west bldg., 82 east). Includes 10,500sf of retail. Primary construction is wood-framed over concrete slabs. Concrete podium construction encloses 1st-Floor Retail and Amenities areas.

Total Project Cost: \$24,600,000
 City Involvement: Net 75%, 30-year Private Project TIF, \$2.75M construction grant, sale of City Property below FMV
 City Funding Source: TIF Rebate, City Capital
 Section 3: NO
 Subcontracting Goal: 25% MBE/ 7% WBE/ 30% SBE
 Wage Determination: YES
 Wage Enforcement: YES

Pre-Bid Meeting: N/A
 Bid Acceptance Date: November 26, 2019
 Bid Closing Date: December 10, 2019 at 5:00pm EST
 5533 Fair Lane, Cincinnati, OH 45227 or gpaff@turnpop.com

Bid Packets Opening Date: TBD
 5533 Fair Lane, Cincinnati, OH 45227 (public bid opening is not required)

Project Anticipated Start Date: March, 2020
 Project Anticipated End Date: July, 2021

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		Driveway/Sidewalk		Extermination	
Site Work		Ceiling		Masonry		Clean-up	
Framing - Rough		Windows		Foundation		Other (list below)	
Framing - Finish		Insulation		Concrete			
Electric	X	Flooring		Fire Suppression	X		
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.

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

