

**MEET AND CONFER AGENDA**

**MEETING DATE:** December 10, 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** **Hubbard Radio Office**  
 Developer: Hubbard Radio Cincinnati  
 Developer Main Contact: Mark Mueller c/o DB Solutions  
 513 404 6487 mmueller@dbsolutions1.com

Project City Analyst: Brian Ogawa  
 513 352 6139 [Brian.ogawa@cincinnati-oh.gov](mailto:Brian.ogawa@cincinnati-oh.gov)

Project Location(s): 4800 Kennedy Ave - Oakley  
 Parcel ID#: OR12788 Pg 1223 051 0002 0082  
 Description: 30,000 sf Office Building.

Total Project Cost: \$6,208,000  
 City Involvement: Sale of City Property, CRA Tax Exemption  
 City Funding Source: Tax Abatement  
 Section 3: NO  
 Subcontracting Goal: SBE  
 Wage Determination: NO  
 Wage Enforcement: NO

Pre-Bid Meeting: NA

Bid Acceptance Date: Various Dates – Per Bid Packages  
 Bid Closing Date: Various Dates – Per Bid Packages  
 DB Solutions c/o mmueller@dbsolutions1.com

Bid Packets Opening Date: Various Dates – Per Bid Packages  
 Private Bid Review

Project Anticipated Start Date: March 1, 2020- Various Dates – Per Bid Packages  
 Project Anticipated End Date: October 1, 2020

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

General Contractor		HVAC		Siding		Elevator	
Surveying		Dry Wall	x	Inter. Painting	x	Landscape	x
Demo		Metals		Exter. Painting	x	Security	
Abatement/Environ		Doors	x	Driveway/Sidewalk	x	Extermination	
Site Work		Ceiling	x	Masonry		Clean-up	
Framing - Rough	x	Windows	x	Foundation		Other (list below)	
Framing - Finish	x	Insulation	x	Concrete			
Electric		Flooring	x	Fire Suppression			
Plumbing		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 MEETING, PROJECT DRAWINGS BELOW,**  
<https://phoenix-arch.box.com/s/6eyz kf3asa92ceelpm8rkeh xua9ico6h>

**ITEM**

**222-226 Mohawk**

Developer: 222 Mohawk, LLC (an affiliate of Kunst Apartments)  
Developer Main Contact: John Blachford  
513-813-1667 | [john@kunst.us](mailto:john@kunst.us)

Project City Analyst: Anthony V. Cadle, Senior Development Officer  
513-352-6118 | [anthony.cadle@cincinnati-oh.gov](mailto:anthony.cadle@cincinnati-oh.gov)

Project Location(s): 222 – 226 Mohawk in Over-the-Rhine Neighborhood  
Parcel ID#: 095-0002-0040 & 095-0002-0038  
Description: Historic renovation of two vacant residential units along Mohawk Street.  
This is a gut rehab that will yield 6 residential units.

Total Project Cost: \$1,054,779.52  
City Involvement: Commercial CRA Tax Abatement  
City Funding Source: Tax Abatement  
Section 3: NO  
Subcontracting Goal: SBE  
Wage Determination: NO  
Wage Enforcement: YES

Pre-Bid Meeting: Friday, December 13, 2019 at 11:00 AM  
222 Mohawk Street, Cincinnati, OH 45202

Bid Acceptance Date: Monday, December 16, 2019  
Bid Closing Date: Friday, January 10, 2019 at 12:00 PM  
Send bids to 207 W. McMicken Ave., Cincinnati OH 45214 or email [john@kunst.us](mailto:john@kunst.us)

Bid Packets Opening Date: Monday, January 10, 2019 at 12:01 PM\*  
\*NO PUBLIC BID OPENING

Project Anticipated Start Date: February 1, 2020  
Project Anticipated End Date: July 1, 2021

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

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

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**ITEM**

Developer:  
Developer Main Contact:

**Traction Hotel**

The Parkes Development Group  
James Hackett, Director of Development  
[jhackett@parkescompanies.com](mailto:jhackett@parkescompanies.com) 561-308-5246

Project City Analyst:

John Reiser, Senior Development Analyst  
352-6261, [john.reiser@cincinnati-oh.gov](mailto:john.reiser@cincinnati-oh.gov)

Project Location(s):

432 Walnut Street at Fifth

Parcel ID#:

Description:

Conversion of a Historic 16 floor office building to a boutique hotel.

Total Project Cost:

\$40,000,000

City Involvement:

CRA Property Tax Abatement

City Funding Source:

N/A

Section 3:

NO

Subcontracting Goal:

30% SBE Goal

Wage Determination:

NO

Wage Enforcement:

YES

Pre-Bid Meeting:

Individual may contact the developer for special instructions.  
At any time during normal business hours, please contact Steve Lanham at 615-394-5031

Bid Acceptance Date:

Will accept bids at any time up until February 1<sup>st</sup>, 2020

Bid Closing Date:

Will accept bids at any time up until February 1<sup>st</sup>, 2020

Parkes Development Group  
150 Reynolds Drive  
Franklin, TN 37064 C/O Bill Payne

Bid Packets Opening Date:

February 3, 2020

Project Anticipated Start Date:

February 20<sup>th</sup>, 2020

Project Anticipated End Date:

July 2021

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

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