

MEET AND CONFER AGENDA

MEETING DATE: February 25, 2020
TIME: 9:00 A.M.
LOCATION: City of Cincinnati, 805 Central Avenue, 7th Floor
MEETING FACILITATOR: Nyemah Stark, Senior Development Officer

ITEM

The Este Building

Developer: Rookwood Properties
 Developer Main Contact: Fred Kanter
 fkanter@rookwoodproperties.com 513-469-6587

Project City Analyst: Giovanni Rocco, Development Analyst
 513-352-1960, Giovanni.Rocco@cincinnati-oh.gov

Project Location(s): 124 E 7th Street, Cincinnati OH, 45202 – Central Business
 District Parcel ID#: 079-0001-0020
 Description: Historic renovation registered LEED silver building to include 35 one-bedroom residential units, amenity spaces and a retail tenant on the first-floor Southeast corner.

Total Project Cost: \$4,000,000 (Current Estimate)
 City Involvement: No Direct Funding Source, Not Applicable
 City Funding Source: LEED CRA Tax Abatement
 Section 3: NO
 Subcontracting Goal: 30% SBE
 Wage Determination: NO
 Wage Enforcement: YES (All projects are subject to Ordinance #022-2016, if City benefit exceeds \$25K)

Pre-Bid Meeting: 2/26/20 @ 2:00 PM at 124 E 7th St, Cincinnati, OH 45202
 Bid Acceptance Date: 3/10/20 @ 2:00 PM
 Bid Closing Date: 3/10/20 @ 2:00 PM
 Email to ssstacey@trivc.com

Bid Packets Opening Date: 3/10/20 after 2:00PM
 Project Anticipated Start Date: 3/16/20
 Project Anticipated End Date: 10/15/20

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

General Contractor		HVAC	x	Siding	x	Elevator	x
Surveying	x	Dry Wall	x	Inter. Painting	x	Landscape	
Demo	x	Metals	x	Exter. Painting	x	Security	
Abatement/Environ	x	Doors	x	Driveway/Sidewalk		Extermination	
Site Work		Ceiling	x	Masonry	x	Clean-up	x
Framing - Rough	x	Windows	x	Foundation		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 OR A LINK WILL BE PROVIDED

ITEM

Developer:
Developer Main Contact:

Dividend Housing on Chalfonte Place

Renting Partnerships
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 three-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:

\$353,254

City Involvement:

\$124,000

City Funding Source:

City Capital Funds

Section 3:

No

Subcontracting Goal:

30% SBE

Wage Determination:

Prevailing Wage Does Not Apply

Wage Enforcement:

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

Pre-Bid Meeting:

February 25, 2020 11:00am – 12:00pm. Mandatory for interested bidders.
728 Chalfonte Pl., Cincinnati, OH 45229

Bid Acceptance Date:

February 25, 2020

Bid Closing Date:

March 3, 2020

Bid Packets Opening Date:

March 3, 2020

Project Anticipated Start Date:

March 1, 2020

Project Anticipated End Date:

June 1, 2020

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

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INCLUDE AS ATTACHMENT: Project plans & other specifications will be available at the meeting

ITEM

Developer: **3152 Linwood Ave.**
Developer Main Contact: R2 Partnership, LLC c/o Linwood Real Estate Holdings, LLC
Paul Schirmer
513-479-4396 | paul.schirmer@cdsg-us.com

Project City Analyst: Matthew Heldman, Development Officer
513-352-4648 / matthewheldman@cincinnati-og.gov

Project Location(s): 3152 Linwood, Ave, Cincinnati, OH 45208
Parcel ID#: 044-0003-0006-00, 044-0003-0009-00

Description: Interior renovation of 29-unit apartment building.

Total Project Cost: \$3,262,430 +/-
City Involvement: Tax Abatement
City Funding Source: Indirect
Section 3: NO
Subcontracting Goal: 30% SBE
Wage Determination: NO
Wage Enforcement: YES

Pre-Bid Meeting: February 28th @ 9am
3152 Linwood Ave.
Cincinnati, OH 45208

Bid Acceptance Date: Monday March 2nd

Bid Closing Date: Tuesday March 10th @ 2pm.
3152 Linwood Ave.
Cincinnati, OH 45208

Bid Packets Opening Date: Tuesday March 10th @ 4pm

Project Anticipated Start Date: ASAP, pending coordination with other trades

Project Anticipated End Date: August 30, 2020

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

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

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INCLUDE AS ATTACHMENT: PLANS ATTACHED, SOME COPIES WILL BE IN MEETING