

**MEET AND CONFER AGENDA**

**MEETING DATE:** March 10, 2020  
**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** **The Jameson**  
 Developer: PLK Communities  
 Developer Main Contact: Nick Lingenfelter  
 513-259-8629

Project City Analyst: Marc VonAllmen  
 513-352-4549; marc.vonallmen@cincinnati-oh.gov

Project Location(s): 5540 Madison Road, Cincinnati, OH

Parcel Number
035-0001-0031-00
035-0001-0032-00
035-0001-0034-00
035-0001-0036-00
035-0001-0037-00
035-0001-0048-00
035-0001-0049-00
035-0001-0051-00
035-0001-0052-00
035-0001-0053-00
035-0001-0055-00
035-0001-0056-00
035-0001-0092-00
035-0001-0100-00
035-0001-0101-00

Parcel ID#:

Description: The Project consists of 25 4-6-unit wood framed, slab on grade buildings and 11 wood framed, slab on grade multi-car garages.

Total Project Cost: \$19.2MM (Estimated)  
 City Involvement: \$4.6MM (Estimated)  
 City Funding Source: 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: By appointment  
 Bid Acceptance Date: Immediately  
 Bid Closing Date: 3/23/2020  
 Bid Packets Opening Date: N/A  
 Project Anticipated Start Date: March 15, 2020  
 Project Anticipated End Date: August 15, 2021

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

General Contractor		HVAC	x	Siding	x	Elevator	
Surveying		Dry Wall	x	Inter. Painting	x	Landscape	x
Demo		Metals	x	Exter. Painting	x	Security	x
Abatement/Environ		Doors	x	Driveway/Sidewalk	x	Extermination	
Site Work	x	Ceiling	x	Masonry	x	Clean-up	x
Framing - Rough	x	Windows	x	Foundation	x	Pools	x
Framing - Finish	x	Insulation	x	Concrete	x	Joint Sealants	x
Electric	x	Flooring	x	Fire Suppression	x	Finish Carpentry	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: Project plans will be provided at meeting or sent prior upon request.

**ITEM**

**RIVERSIDE YARD – AMAZON PARKING LOT EXPANSION**

Developer: 3191 RIVER ROAD, LLC  
Developer Main Contact: CHRIS ZIEGELMEYER, NEYER PROPERTIES, INC.  
513-563-7555 CZIEGELMEYER@NEYER1.COM

Project City Analyst: Taylor German, Development Officer  
513-352-4546, taylor.german@cincinnati-oh.gov

Project Location(s): 3191 RAILSIDE AVE. CINCINNATI, OH 45204  
Parcel ID#: 156-0055-0082 AND 156-0055-0080  
Description: ON GRADE EXPANSION OF A NEWLY INSTALLED TRUCK COURT AND DOCK AREA. PROJECT WILL CREATE +/- 250 NEW EMPLOYEE VEHICLE PARKING SPOTS AND +/- 600 PARKING SPOTS FOR DELIVERY VANS. PROJECT ALSO INCLUDES THE COMPLETION OF AN ACCESS ROAD THROUGH THE SITE, SITE LIGHTING AND STORM UTILITIES.

Total Project Cost: \$6,300,000.00  
City Involvement: Project-based TIF  
City Funding Source: TIF Rebates (estimated value of \$942,261.08 – \$ 1,016,863.22)  
Section 3: No  
Subcontracting Goal: 30% SBE construction / 15% SBE supplies/services  
Wage Determination: No  
Wage Enforcement: Yes (All projects are subject to Ordinance #022-2016, if City benefit exceeds \$25K)

Pre-Bid Meeting: Upon Request

Bid Acceptance Date: March 18, 2020  
Bid Closing Date: March 25, 2020

Bid Submission: Via email to Scott Koney ([skoney@oswaldco.com](mailto:skoney@oswaldco.com)) and Jim Kinney ([jkinney@oswaldco.com](mailto:jkinney@oswaldco.com))

Bid Packets Opening Date: N/A

Project Anticipated Start Date: 01/13/2020  
Project Anticipated End Date: 11/06/2020

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

General Contractor		HVAC		Siding		Elevator	
Surveying		Dry Wall		Inter. Painting		Landscape	X
Demo		Metals		Exter. Painting		Security	
Abatement/Environ		Doors		Driveway/Sidewalk	X	Extermination	
Site Work	X	Ceiling		Masonry		Clean-up	
Framing - Rough		Windows		Foundation		Other (list below)	
Framing - Finish		Insulation		Concrete	X	Exterior Signage	X
Electric		Flooring		Fire Suppression		Fencing	X
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 available upon request. Please contact Scott Koney ([skoney@oswaldco.com](mailto:skoney@oswaldco.com)) or Jim Kinney ([jkinney@oswaldco.com](mailto:jkinney@oswaldco.com)).

**ITEM**

**College Hill Station – Site Construction**

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

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

Project City Analyst: Brian Ogawa, Development Analyst  
 513-352-6139 / [brian.ogawa@cincinnati-oh.gov](mailto: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 1<sup>st</sup>-Floor Retail and Amenities areas.

Total Project Cost: \$24,600,000  
 City Involvement: 75% Tax abatement, City grant (CHCURC)  
 City Funding Source: TIF, City Grant  
 Section 3: NO  
 Subcontracting Goal: 25% MBE/ 7% WBE/ 30% SBE  
 Wage Determination: NO  
 Wage Enforcement: YES

Pre-Bid Meeting: N/A  
 Bid Acceptance Date: March 3, 2020  
 Bid Closing Date: March 17, 2020 at 2:00pm EST  
 5533 Fair Lane, Cincinnati, OH 45227 or [gpaff@turnpop.com](mailto:gpaff@turnpop.com)

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

Project Anticipated Start Date: April, 2020  
 Project Anticipated End Date: August, 2021

**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		Driveway/Sidewalk		Extermination	
Site Work	X	Ceiling		Masonry		Clean-up	
Framing - Rough		Windows		Foundation		Other (list below)	
Framing - Finish		Insulation		Concrete	X	Asphalt Paving	X
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 ARE ATTACHED (due to plans document size, copies will be provided in the meeting or contact developer above to provide per request)

**ITEM**

Developer:  
Developer Main Contact:

**1432-34 Main**

Liberty Modern, LLC  
Michael Chewning, 8K Construction, General Contractor  
513-400-4891, chewning@8kconstruction.com

Project City Analyst:

John Reiser, Senior Development Officer  
352-6261, john.reiser@cincinnati-oh.gov

Project Location(s):

1432 Main Street, Over-the-Rhine

Parcel ID#:

075-0004-0129-00

Description:

Rehab of existing warehouse building.

Total Project Cost:

\$450,000

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:

Upon Request, please contact Michael at chewning@8kconstruction.com

Bid Acceptance Date:

3/10/20

Bid Closing Date:

3/30/20

Bids must be submitted to chewning@8kconstruction.com

Bid Packets Opening Date:

3/31/20

Project Anticipated Start Date:

4/1/20

Project Anticipated End Date:

8/1/20

**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			

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INCLUDE AS ATTACHMENT:

PLANS AND WAGE DETERMINATION (IF APPLICABLE) FOR MEETING

**ITEM**

Developer:  
Developer Main Contact:

**4022-4042 Glenway Avenue**

Price Hill Will  
Jim Tuttle  
(513) 251-3800 | jim@pricehillwill.org

Project City Analyst:

Joseph Malek, Development Officer  
(513) 352-6129 | joseph.malek@cincinnati-oh.gov

Project Location(s):

4022-4042 Glenway Avenue, West Price Hill

Parcel ID#:

179-0074-0232-00 & 179-0074-0231-00

Description:

Interior clean up and roof repair for 2-4 commercial store front buildings in the West Price Hill Neighborhood. Asbestos remediation is also included in the project scope.

Total Project Cost:

\$3M (\$30,000 listed for this stabilization phase)

City Involvement:

\$921,000.00

City Funding Source:

CDBG

Section 3:

YES

Subcontracting Goal:

SBE

Wage Determination:

YES

Wage Enforcement:

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

Pre-Bid Meeting:

By Appointment – please contact Price Hill Will  
4022-4042 Glenway Avenue

Bid Acceptance Date:

Now – send to jim@pricehillwill.org

Bid Closing Date:

3/31/2020

Bid Packets Opening Date:

4/1/2020 @11:00 AM  
3724 St. Lawrence Avenue, Cincinnati, OH 45205 (company & bid amount will be announced or displayed only)

Project Anticipated Start Date:

April 15, 2020

Project Anticipated End Date:

May 31, 2020

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

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INCLUDE AS ATTACHMENT:

Plans will be available in meeting as well as Wage Determination