

MEET AND CONFER AGENDA

MEETING DATE: Tuesday August 9, 2016
TIME: 8:30 A.M.
LOCATION: City of Cincinnati, 805 Central Avenue, 7th Floor
FACILITATOR: Nyemah Stark, Senior Community Development Analyst

ITEM **Avondale Town Center Redevelopment**
 Developer: New Avondale Center LLC (an affiliate of The Community Builders Inc and Avondale Coalition of Churches)

Main Contact: C. Louis Mitsch, lmitsch@tcbinc.org, 513-977-4006

City Analyst: Dawn E. Grace, Senior Community Development Analyst
 513-352-6140/dawn.grace@cincinnati-oh.gov

City Involvement: \$2,000,000 and CRA LEED Tax Abatement
 Funding Source: Capital
 Total Project Cost: \$39,972,117 (NMTC=\$29,265,729 and LIHTC=\$10,706,388)

Pre-Bid Meeting: July 25, 2016
 620 Oak St. Cincinnati, OH 45206

Bid Acceptance Date: After July 25, 2016
 Bid Closing Date: August 15, 2016
 1202 Linn St. Cincinnati, OH

Bid Packets Opening Date: August 15, 2016

Project Anticipated Start Date: Fall 2016
 Project Anticipated End Date: Spring 2018

Section 3: **YES (Non-City)**
 State Prevailing Wage: **YES**
 Davis Bacon: **YES**
 Location(s): 3513-3551 Reading Road (existing Avondale Town Center) and 3559-3573 Reading Road (vacant land)
 Parcel ID#: 0112-0005-0066, 0112-0005-067, 0112-005-0068, 0112-005-0095, 0112-005-0103, 0107-009-012

Description: The project consists of the comprehensive redevelopment of the Avondale Town Center into a mixed-use, mixed-income project that will consist of the construction of two new buildings (North and South) which will include 119 rental units and approximately 75,000 square feet (s.f.) of commercial space. The project will consist of two separate segments due to different financing structures. The “Commercial Project” and the “Additional Units” are the two segments that make up the entire project. The City’s funds will be used only for the Commercial Project.

Work to be bid (*mark with an “x”*):

General Contractor	X	HVAC	X	Siding	X	Elevator	X
Surveying		Dry Wall	X	Inter. Painting	X	Landscape	X
Demo	X	Metals	X	Exter. Painting	X	Security	X
Abatement/Environ		Doors	X	Driveway/Sidewalk	X	Extermination	X
Site Work	X	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		

Additional opportunities to bid may be available on the City’s Vendor Self Service website, which can be found here: <https://vss.cincinnati-oh.gov/webapp/VSSPROD/AltSelfService>. Offerors may register as a City vendor online at www.cincinnati-oh.gov/vss.

INCLUDE AS ATTACHMENT: See Attached

Item:Developer:
Main Contact:**DeSales Flats II**Towne Properties
David Cooke, Estimator
davidcooke@towneproperties.com
513-345-6924

City Analyst:

Greg Koehler, Senior Development Analyst
greg.koehler@cincinnati-oh.gov
513-352-1596City Involvement:
Funding Source:
Total Project Cost:
Bid Documents Available:Commercial CRA Tax Abatement
Private
Approx. \$7.2 Million
July 26th 2016

Pre-Bid Meeting:

N/A

Bidding Due Date:

August 16th, 2016, 5:00 PM
Send PDF Emails to:
David Cooke
davidcooke@towneproperties.com
513-345-6924Anticipated Start Date:
Project Anticipated End Date:August, 22 2016
July, 2017

(Street scape may be solicited in addition to this project, bid at a later date.)

Section 3:
State Prevailing Wage:
Davis Bacon:
Project Location:N/A
N/A
N/A
3011 Woodburn Ave
Cincinnati, OH 45206

Parcel ID#:

055-0002-0020-00

Description:

Project is new construction of three multi-family apartment buildings including site work and amenities. Open for competitive bids.

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 Equipment	X
Abatement/Environmental		Doors	X	Driveway/Sidewalk		Extermination	
Site Work	X	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	X		
Plumbing	X	Roofing	X	Specialties	X		

ITEM

Woods Hardware Store Renovation

Developer: Woods Real Estate Investments, LLC (WREI)
Main Contact: Matt Woods, WREI
859-512-1114, mwoods@acmelock.com

City Analyst: Sam J. Stephens, Development Manager
513-352-6251, sam.stephens@cincinnati-oh.gov

City Involvement: \$0
Funding Source: No City funding; supported with CRA Property Tax Abatement
Total Project Cost: To Be Determined by Bids

Pre-Bid Meeting: Aug. 10th at 8a
125 E. Ninth Street; 45202

Bid Acceptance Date: Aug. 11th at 8a
Bid Closing Date: Aug. 15th at 12p
925 Main Street; 45202

Bid Packets Opening Date: Aug. 16th at 10a
925 Main St.; 45202

Project Anticipated Start Date: Aug. 22, 2016
Project Anticipated End Date: Nov. 18, 2016

Section 3: NO
State Prevailing Wage: NO
Davis Bacon: NO
Location(s): 125 E Ninth Street; 45202; Downtown Cincinnati
Parcel ID#: 079-0001-0069

Description: The Woods Hardware Store Renovation project will constitute a design build renovation of the existing building at 125 East 9th Street building. The bidding process will be for renovations for the retail hardware store and the 4 commercial tenant spaces above the retail store. The owner will be looking for a best bid with budgetary constraints to determine who has the best ability to meet the desired look of the new hardware store. The building is considered historic and there will be close scrutiny on the bids to make sure they comply with the historic conservation requirements of the Main Historic District. Plans will be available at the meeting.

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

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

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INCLUDE AS ATTACHMENT: **PLANS, WAGE RATES, AND FORM 217 FOR MEETING**

ITEM

Developer:
Main Contact:

Ziegler Park

3CDC
Matt Schaefer
Turner Construction Company
(513) 646-6126
mschaefer@tcco.com

City Analyst:

Philip Denning, Senior Development Officer
Philip.denning@cincinnati-oh.gov (513) 352-1953

City Involvement:
Funding Source:
Total Project Cost:

Grant
N/A
\$24,095,000

Pre-Bid Meeting:

None scheduled, site is available for individual visit, contact Turner to schedule a visit
1301 Sycamore St (Jobsite)

Bid Acceptance Date:

Miscellaneous Metals – August 2, 2016
Landscaping – September 2016 (will present at a later Meet & Confer)
Playground Equipment – September 2016 (will present at a later Meet & Confer)

Bid Closing Date:
Bid Packets Opening Date:

Miscellaneous Metals – August 17, 2016 by 2pm
Miscellaneous Metals – August 17, 2016 at 2:01pm
Landscaping – September 2016
Playground Equipment – Septebmer 2016

Bid Packets Opening Location:

DELIVER SEALED HARD COPIES ADDRESSED TO:
Tom Gries
Turner Construction Company
250 W. Court Street, Suite 300
Cincinnati, Ohio 45202

Project Anticipated Start Date:
Project Anticipated End Date:

February 2016
June 2017

Section 3:
State Prevailing Wage:
Davis Bacon:
Location(s):
Parcel ID#:
Description:

NO
Yes
NO
1301 Sycamore St
INSERT PARCEL ID(S)
The Ziegler Park project including new construction of a 2 level parking garage (East Park), new pool, new sprayground and new playground (West Park). The garage will be 2 levels underground with a green field / play field on the top. The Park portion will include the construction of a new pool, pool support buildings, restroom facilities, a sprayground and playground area.

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

General Contractor		HVAC		Siding		Elevator	
Surveying		Dry Wall		Inter. Painting		Landscape	X
Demo		Metals	X	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		Sprayground	
Electric		Flooring		Fire Suppression		Curtainwall	
Plumbing		Roofing		Specialties		Playground Equip.	X

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INCLUDE AS ATTACHMENT: None