

**MEET AND CONFER AGENDA**

**MEETING DATE:** 8/12/2014  
**TIME:** 8:30 A.M.  
**LOCATION:** City of Cincinnati Permit Center, 3300 Central Parkway  
**FACILITATOR:** Kayla Camp, Community Development Analyst

**ITEM #1** **Brewery X – Redevelopment of Eden Park Pump Station**

**Developer:** Brewery X, LLC  
**Main Contact:** Jack Martin, Member of Brewery X, LLC; 513-484-5067  
**City Analyst:** Dan Bower, Development Officer  
 513-352-4638, [dan.bower@cincinnati-oh.gov](mailto:dan.bower@cincinnati-oh.gov)

**City Involvement:** \$750,000  
**Funding Source:** Capital  
**Total Project Cost:** \$5,200,000

**Pre-Bid Meeting:** TBD; Eden Park Pump Station, 1430 Martin Drive, 45202  
**Bid Acceptance Date:** TBD  
**Bid Closing Date:** TBD; HGC Construction Co. 2814 Stanton Avenue, Cincinnati OH 45206  
**Bid Packets Opening Date:** TBD; HGC Construction Co. 2814 Stanton Avenue, Cincinnati OH 45206

**Project Anticipated Start Date:** October 2014  
**Project Anticipated End Date:** June 2015

**Section 3:** NO  
**State Prevailing Wage:** NO  
**Davis Bacon:** YES  
**Location(s):** 1430 Martin Drive, 45202  
**Parcel ID#:** N/A  
**Description:** Renovation of vacant former Waterworks pumping station into a production Brewery and taproom.

Work to be bid (mark with an “x”):

General Contractor		HVAC	x	Siding		Elevator	x
Surveying		Dry Wall	x	Inter. Painting	x	Landscape	x
Demo		Metals	x	Exter. Painting	x	Security	
Abatement/Environ	x	Doors	x	Driveway/Sidewalk	x	Extermination	
Site Work	x	Ceiling	x	Masonry	x	Clean-up	
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		

**ITEM #2** **Kroger Marketplace at Oakley Station**

**Developer:** Kroger Limited Partnership I  
**Main Contact:** Adam Kirwen, Kroger; (513) 782-3435; [adam.kirwen@kroger.com](mailto:adam.kirwen@kroger.com)  
**City Analyst:** Dan Bower, Development Officer  
 (513) 352-4638; [dan.bower@cincinnati-oh.gov](mailto:dan.bower@cincinnati-oh.gov)

**City Involvement:** LEED Tax Abatement  
**Funding Source:** N/A  
**Total Project Cost:** \$14,000,000

Pre-Bid Meeting: 8/12/14; 2:00 P.M.  
 130 Tri-County Pkwy. Cincinnati, OH 45246

Bid Acceptance Date: 7/24/14; 5:00 P.M.  
 Bid Closing Date: 8/26/14; 2:00 P.M.  
 Bid Packets Opening Date: 8/26/14; 2:00 P.M.

Project Anticipated Start Date: Third Quarter 2014  
 Project Anticipated End Date: Second Quarter 2015

Section 3: NO  
 State Prevailing Wage: NO  
 Davis Bacon: NO  
 Location(s): 4613 Marburg Avenue, Cincinnati OH (Oakley)  
 Parcel ID#: 51-1-1  
 Description: Kroger is constructing a new 145,568 square foot Marketplace store in Oakley Station, near I-71 and the Norwood Lateral. This new store will include a pharmacy, bank and clinic and will be built to LEED Silver standards.

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

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

**ITEM #3**

**1527 Madison, LLC**

Developer: Bloomfield/Schon + Partners  
 Main Contact: Steve Brandstetter; 513-731-7300 / [SBrandstetter@turnpop.com](mailto:SBrandstetter@turnpop.com)  
 Adam G. Bloomfield; 513-241-6363 X 104 / [info@bloomfieldschon.com](mailto:info@bloomfieldschon.com)  
 City Analyst: Greg Koehler, Sr. Economic Development Analyst  
 (513) 352-1596 / [greg.koehler@cincinnati-oh.gov](mailto:greg.koehler@cincinnati-oh.gov)

City Involvement: Commercial CRA Property Tax Abatement  
 Funding Source: n/a  
 Total Project Cost: \$1,185,000

Pre-Bid Meeting: 8/11/2014 9:00 AM; 1527 Madison Road Cincinnati, OH 45206  
 Bid Acceptance Date: 8/13/2014 9:00 AM  
 Bid Closing Date: 8/20/2014 12:00 PM  
 Turnbull-Wahlert Construction, Inc.  
 Attn: Steve Brandstetter  
 5533 Fair Lane, Cincinnati, OH 45227  
 Bid Packets Opening Date: 8/21/2014 2:00 PM; 5533 Fair Lane, Cincinnati, OH 45227

Project Anticipated Start Date: September 2014  
 Project Anticipated End Date: February 2015

Section 3: No  
 Prevailing Wage: No  
 Davis Bacon: No  
 Location(s): 1527 Madison Road

Parcel ID#:

61-1-44

Description:

1527 Madison Road is a three-story (+/- 8,200 SQFT) office building at Desales Corner, Walnut Hills. The developers/owners will restore this historic building as office (+/- 7,100 SQFT) and retail (+/- 1,300SQFT) space. Select demo/ Full Rehad. Full scope and Specification will be available at Pre-Bid Meeting.

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](http://www.cincinnati-oh.gov/vss).