

MEET AND CONFER AGENDA

MEETING DATE: Tuesday, June 24, 2014
TIME: 8:30 A.M.
LOCATION: City of Cincinnati Permit Center
 3300 Central Parkway
Room Change: 2nd Floor Conference Room
FACILITATOR: Kayla Camp, Community Development Analyst

ITEM #1
South Block Phase III Rental
 Developer: South Block Properties, Ltd.
 Main Contact: Michael Berry; mberry@northside.net; (513) 910-2202
 City Analyst: Monica Richards; Monica.Richards@cincinnati-oh.gov; (513) 352-1955

City Involvement: \$335,000
 Funding Source: Capital
 Total Project Cost: \$1,140,681

Pre-Bid Meeting: Wednesday June 25, 2014
 3929 Spring Grove Avenue, Cincinnati, OH 45223

Bid Acceptance Date: Monday, July 7, 2014
 Bid Closing Date: Friday, July 11, 2014 at 4:00 PM
 4410 Innes Avenue, Cincinnati, OH 45223

Bid Packets Opening Date: Friday, July 11, 2014; 5:00 PM
 TBD

Project Anticipated Start Date: Monday, July 7, 2014
 Project Anticipated End Date: TBD

Section 3: No
 Prevailing Wage: State Building Prevailing Wage rates apply to first floor commercial
 Davis Bacon: No
 Location(s): 3929 Spring Grove Ave
 Parcel ID#: 193-0003-0024-00

Description: The South Block Phase 3 Rental project is located at 3929-3931 Spring Grove (the old Landman building). This is an historic mixed-use building that has been vacant for the past 5 years. The first floor consists of 3,300 square feet and will be leased as commercial space. The Developer has pre-lease space to Arcade Legacy LLC. The second floor will be redeveloped into four (4) one bedroom units. These market rate units are approximately 825 square feet will be rented for \$700 a month. Project will be complete gut rehab with new mechanicals, kitchen, bathrooms, etc. Rental apartments will have high-end finishes and will be energy efficient.

ITEM #2

South Block Phase III Homeownership

Developer: South Block Properties, Ltd.
Main Contact: Michael Berry; mberry@northside.net; (513) 910-2202
City Analyst: Monica Richards; Monica.Richards@cincinnati-oh.gov; (513) 352-1955

City Involvement: \$425,000
Funding Source: Capital
Total Project Cost: \$1,168,940

Pre-Bid Meeting: Wednesday June 25, 2014
3929 Spring Grove Avenue, Cincinnati, OH 45223

Bid Acceptance Date: Monday, July 7, 2014
Bid Closing Date: Friday, July 11, 2014 at 4:00 PM

4410 Innes Avenue, Cincinnati, OH 45223
Bid Packets Opening Date: Friday, July 11, 2014; 5:00 PM
TBD

Project Anticipated Start Date: Monday, July 7, 2014
Project Anticipated End Date: TBD

Section 3: No
Prevailing Wage: State Residential Prevailing Wage rates apply
Davis Bacon: No
Location(s): 1608, 1610, 1612, 1614, and 1616 Cooper St
Parcel ID#: 193-0003-0148-00, 193-0003-0149-00, 193-0007-0016-00, 193-0003-0147-00, 193-0003-0151-00

Description: The South Block Phase 3 Homeownership project is located at 1608, 1610, 1612, 1614, and 1616 Cooper Street. This project will consist of the rehab of 5 townhomes adjacent to 3929-3931 Spring Grove building. Each townhome will feature 3 bedrooms, 2.5 baths, and are approximately 1500 square feet. Proposed sale price for each townhome is \$160,000. Project will be complete gut rehab with new mechanicals, kitchen, bathrooms, etc. Townhomes will have high-end finishes and will be energy efficient.

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.