

**MEET AND CONFER AGENDA**

**MEETING DATE:** 1-22-2013  
**TIME:** 8:30 A.M.  
**LOCATION:** City of Cincinnati Permit Center  
 3300 Central Parkway  
**FACILITATOR:** Kayla Camp, Community Development Analyst

**ITEM #1** **1103 Rutledge Avenue Cincinnati Ohio 45205**

Developer: Price Hill Will  
 Main Contact: James Bass  
 (513) 251-3800 ext 102  
 City Analyst: Morag Adlon, Senior Development Analyst  
 (513) 352-6138

City Involvement: \$50,000.00  
 Funding Source: HOME  
 Total Project Cost: \$123,520.00

Bid Acceptance Date: 1/30/2013  
 Bid Closing Date: 2/13/2013 - before noon  
 PHW Office  
 3724 St. Lawrence Avenue  
 Cincinnati, Ohio 45205

Bid Packets Opening Date: 2/13/2013  
 PHW Office

Pre-Bid Meeting/Walk Through 1/30/2013 - 11:00 a.m.  
 1103 Rutledge Avenue Cincinnati, Ohio 45205

Project Anticipated Start Date: 3/11/2013  
 Project Anticipated End Date: 6/11/2013

Section 3: Yes  
 Prevailing Wage: NO  
 Location(s): West Price Hill  
 Parcel ID#: 197-0077-0429  
 Description: Single Family full gut rehab. New energy star rated mechanicals and appliances. Roof Work. New Shed. New Sidewalks and Private walks. See Summary Scope of Work

**ITEM #2**

Development Partner:  
Main Contact:

City Analyst:

**Calmeago West Expansion Project**

Samuel Adams Brewery Company, Ltd  
Jim Wasserbauer/TRC  
(513) 498-2255 / jwasserbauer@trcsolutions.com  
Sam Stephens, Senior Development Officer  
(513) 352-6251

City Involvement:  
Funding Source:  
Total Project Cost:

\$0 (City Pass Through)  
Clean Ohio Revitalization Fund  
TBE, through bid process

Bid Acceptance Date:  
Bid Closing Date:

1/28/13 – 4:00  
2/15/2013 – 12:00 pm  
TRC  
11231 Cornell Park Drive  
Cincinnati OH 45242

Bid Packets Opening Date:

2/18/2013  
TRC  
11231 Cornell Park Drive  
Cincinnati OH 45242

Pre-Bid Meeting

1/25/2013 – 11:00 am  
419 Poplar Street  
Cincinnati OH 45214

Project Anticipated Start Date:  
Project Anticipated End Date:

3/25/2013  
5/1/2015

Section 3:  
Prevailing Wage:  
Location(s):

NO  
YES  
419 Poplar Street  
Cincinnati OH 45214

Parcel ID#:

133-0006-0241-00, 133-0006-0242-00, 133-0006-0243-00 (includes 133-0006-0244-00), 133-0006-0245-00, 133-0006-0249-00, and 133-0006-0250-00.

Description:

The City of Cincinnati (City) was awarded a Clean Ohio Revitalization Fund (CORF) assistance to conduct acquisition, infrastructure, demolition and remediation activities at the Calmeago West Expansion project (Project Property) located at 419 Poplar Street, Cincinnati, Ohio. The Project Property is comprised of six parcels totaling 0.371 acres in the West End neighborhood of Cincinnati.

The Project Property was first developed for commercial and industrial use prior to 1887. Several industrial and commercial operations occupied the Project Property during the early 1900s. By the mid-1950's the Calmeago Foundry occupied the Project Property producing copper, aluminum, and brass products. Foundry operations continue at a part-time basis and have ceased upon purchase of the property by Sam Adams.

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The Scope of Work includes the following:

- Acquisition
- Asbestos Abatement
- General/Universal Waste Removal
- Demolition
- Soil Remediation (Excavation)
- Infrastructure

The property will be cleaned up to meet Ohio VAP commercial/ industrial land use standards. Soil impacts will be addressed via soil excavation. The cleanup actions on the site include the following:

- Asbestos abatement in structures prior to demolition
- General/Universal waste removal prior to demolition
- Excavation and proper disposal of approximately 450 tons of soil
- Implementation of institutional controls to limit exposure to contaminants present (deed restriction) and to prevent any groundwater use other than for environmental testing
- Demolition of buildings and foundations

**Current Environmental Status of Project Property (Summary only-not exhaustive)**

Contaminants of concern include:

- Building Materials: asbestos
- Universal Wastes: fluorescent light ballasts, fluorescent light tubes, mercury switches
- General Liquid Wastes
- Soil: lead, TPHs and PAHs

**Environmental Status of Project Property at Grant Completion Date**

- Remediate the property to Ohio VAP commercial and industrial land use standard
- The project is anticipated to be complete within 28 months following contract effective date