

MEET AND CONFER AGENDA

MEETING DATE: May 20, 2020
TIME: 2:00pm
LOCATION: <https://turnbullwahlertconstructioninc.my.webex.com/turnbullwahlertconstructioninc.my/j.php?MTID=mf9dcbfafbe36ff10c4ef10a63009016a>
MEETING CREDENTIAL: **MEETING NAME: COLLEGE HILL STATION | DIAL-IN 408-418-9388 | ACCESS CODE 797 216 219**

ITEM

College Hill Station

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

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

Project City Analyst: Brian Ogawa, Development Analyst
 513-352-6139 / 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 1st Floor Retail and Amenities areas at each building.

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: May 20, 2020
 Bid Closing Date: May 28, 2020 4:00pm (Ground Improvements; Concrete; Wood Framing)
 June 25, 2020 4:00pm (All Other Building Trades)
 5533 Fair Lane, Cincinnati, OH 45227 or gpaff@turnpop.com

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

Project Anticipated Start Date: July, 2020
 Project Anticipated End Date: December, 2021

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

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

Electric		Flooring	X	Fire Suppression			
Plumbing		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: ELECTRONIC PLANS ARE AVAILABLE FROM CONSTRUCTION MANAGER UPON REQUEST