



Request for Proposals

Paragon Ranch  
11600 Grooms Rd.  
Cincinnati, OH 45242

Project Information:

A 300 Unit apartment community comprised of (6) 3-story & (2) 3-4 Story split wood frame buildings, a stand alone wood frame clubhouse with amenity space. Accessory structures consisting of: maintenance garage, trash compactor enclosure, carports, bay garages, and dog park. Project to break ground Monday, July 15th and is estimated to be a 2 year long project.

Available Scopes of Work to Bid:

- Roofing
- Fiber Cement Siding
- Final Clean
- Storefront/Glazing
- Drywall
- Paint
- Exterior Caulking
- Insulation
- Specialties (Furnish and/or Install)
- Fencing
- Cabinets & Countertops
- Stone Veneer

Contact for Bid Forms and Bid Documents:

Manning Contracting  
3883 Virginia Ave. Cincinnati, OH 45227

Preconstruction Team:

Jessica Okel [jokel@manningcontracting.com](mailto:jokel@manningcontracting.com)  
Nage Samuel [nsamuel@manningcontracting.com](mailto:nsamuel@manningcontracting.com)

Important Dates:

Last day to request bid documents: July 17th  
Last day to submit a proposal: July 24th



07/02/2024

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1	Job Name	Duration	Start	Finish
1	Award Process	177 days	Tue 11/7/23	Wed 7/10/24
10	Pre-Construction	600 days	Thu 1/19/23	Wed 5/7/25
11	Contracts (Major Scopes)	82 days	Tue 5/21/24	Wed 9/11/24
12	Long Lead Items and Submittals	600 days	Thu 1/19/23	Wed 5/7/25
107	Construction	506 days	Mon 7/15/24	Mon 6/22/26
108	Civil	461 days	Mon 7/15/24	Mon 4/20/26
109	Clubhouse - Vertical Construction	250 days	Thu 9/12/24	Wed 8/27/25
210	Building 1 (36) - Vertical Construction	256 days	Thu 10/3/24	Thu 9/25/25
220	Building 2 (36) - Vertical Construction	267 days	Thu 10/24/24	Fri 10/31/25
400	Building 3 (36) - Vertical Construction	278 days	Thu 11/14/24	Mon 12/8/25
330	Building 4 (36) - Vertical Construction	289 days	Thu 12/5/24	Tue 1/13/26
420	Building 5 (36) - Vertical Construction	300 days	Thu 12/26/24	Wed 2/18/26
360	Building 6 (42) - Vertical Construction	316 days	Thu 1/16/25	Thu 4/2/26
107	Building 7 (42) - Vertical Construction	332 days	Thu 2/6/25	Fri 5/15/26
109	Building 8 (36) - Vertical Construction	343 days	Thu 2/27/25	Mon 6/22/26
104	Exterior Structures / Finishes	343 days	Thu 12/26/24	Mon 4/20/26