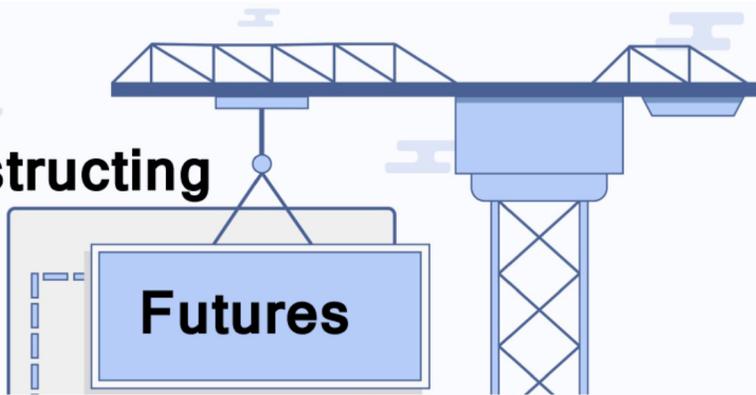




# Constructing



VOLUME 1, ISSUE 5

APRIL 2018

## Cincinnati Metropolitan Housing Authority Real Estate Construction & Development Newsletter



West Union Square Unit Interior

### WORK IN PROGRESS: RENOVATION & DEVELOPMENT

**Millvale:** The renovations at Millvale North are nearly complete. Construction was pushed a few weeks behind due to change orders after vandalism took place at the site. Three of the buildings are undergoing final cleaning and landscaping. The remaining buildings are getting electrical, plumbing and exterior siding work finalized. This multi-million-dollar project includes 27 units with two of the residences being converted to fully accessible units. The

ADA conversions include wider doorways and hallways, lower cabinets, wheelchair accessibility, walk-in showers and more.

**West Union Square:** Seniors interested in living at West Union Square submitted pre-applications for the Colerain Township development during the month of March. Some of the living spaces for the families are almost move-in ready. Approximately 80% of the production has been completed. Construction workers had to

wait for a break in the weather to finish the exterior work which includes pouring the sidewalk concrete, completing the rear retaining wall and finishing the patios.

**Accessibility Upgrades:** Preparation to make exterior and interior modifications to the existing ADA/UFAS units at multiple locations is in the works. ADA/UFAS are the terms used to describe the federal accessibility requirements. The next round of upgrades take place at scattered sites, single family homes and in Winton Terrace. New ramps will also be installed in Winton Terrace.

In addition, the Marianna Terrace playground will undergo a full renovation and it will be UFAS compliant or accessible for children and families that play there.



Millvale North

### CONSTRUCTION BY THE NUMBERS

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**ADA/UFAS Upgrades      \$1,000,000**

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Winton Terrace      13 units

Winton Terrace Ramps      6

Single Family Homes      18

Multi-Family Units      4

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### Construction Chit Chat

**Change Orders**— it's a phrase you hear all the time when construction or renovation work is being done at the place you call home. So what does it mean? Change order is the technical term of a Construction Contract Amendment or a change in the contract that was agreed upon between the owner and the primary contractor. Changes to the scope of work, the price (adding or reducing it) and/or the time schedule are types of change orders typically seen. Either CMHA or the contractor can request a change order. Few construction projects go from start to finish without a change, in fact 90% of original contracts in the industry undergo change orders.

**Millvale Emergency Repair:** The retaining wall behind 3153 Moosewood fell victim to the rain and sliding hillside but none of the residents who live in the two buildings suffered any damage. The Asset Management Department worked swiftly to relocate residents so an assessment of the damage could be done. A retaining wall is a structure that holds back any material (usually the ground) and prevents it from sliding or eroding away. With that being said it's very important to note that replacing the damaged wall is not a cheap and quick fix. It's estimated that the Moosewood retaining wall will take 6 to 9 months to repair and could cost \$500,000.



Millvale Retaining Wall



A note from Metropolitan Sewer District (MSD) - MSD will begin installing new storm sewers and other sewer infrastructure along Kings Run Drive. The work is expected to be completed by spring 2019. Residents in Winton Hills can expect traffic delays. Please keep children and pets away from machinery, trenches and pits.



RAD Physical Condition Assessments have been performed at Park Eden, Evanston, Pinecrest, Marianna Terrace, Findlater Gardens, Liberty Street Apartments and 24 scattered sites. Sign up now to get RAD updates and news in your email. The RAD newsletter registration can be done online at <https://cintimha.com/RAD/> or by emailing [RAD@cintimha.com](mailto:RAD@cintimha.com).

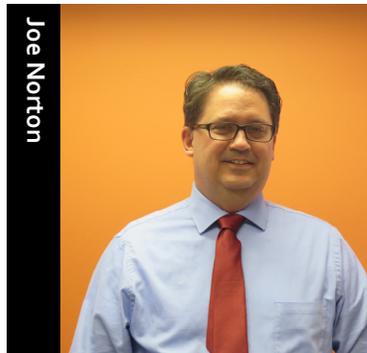
## Constructing Futures: April 2018

### MAJOR REPAIRS ON-DECK

The average age of CMHA housing is 74 years and with older housing comes the need for major repairs. CMHA receives capital funds to help with the more expensive repair jobs. The construction team is working to obtain estimates for elevators at Park Eden, San Marco, The Redding and Stanley Rowe Tower B.

The construction team is also developing scopes of work for roofing repairs that will be made at nine hi-rises. The final inspections at the sites have been completed. Property management staff will let you know when you can expect to see roofers at the buildings. As you

can see, we take maintenance seriously at CMHA and major work will be done according to the budget. We will not wait until the RAD conversion if the funding allows for major repairs to be completed.



Joe Norton



### RECD Team Spotlight

As the Interim Director of Real Estate and Construction at CMHA, Joe Norton manages the capital grants budget, the replacement housing reserve budget and directs the rehab work throughout the agency. He also works with Development on all construction of new CMHA owned sites. Joe points out that working closely with Asset Management and residents is the best way to assess what capital improvements need to be addressed. When the team is on site they are getting input from residents and planning some type of project that will improve your home. Although there is a \$200M backlog in capital needs, Joe points out, *"We want to get the biggest bang for the buck. We hold everybody accountable from the contractor to the CCA that oversees the job. We want to make sure we are good stewards of public dollars, spending them most wisely and doing what is really needed at CMHA."*