

Project Outline

Title: RAD Conversion Renovations

Address: Beechwood
Cincinnati, OH

Budget: \$TBD

Funding Source: TBD – mix of Tax Credits,
Capital Fund, loans and other
sources.

AMP: 211

Buildings Effected: One

Number of Units Effected: See unit listing and floor plans.

Construction Award: Public Bid.

Will project require units to be vacated? Yes, vacancies will occur by floor

Will outside consulting services be required? Yes – Architectural, Environmental
(Lead & Asbestos), Surveying, etc.

Project Scope:

Rehab of all of the apartments, building and site. The work shall include the RAD Physical Condition Assessment (RPCA).

Ten zero-bedroom units are to be combined with neighboring units. The architect is to provide recommendations on the resulting layouts. The remaining units will remain zero-bedroom units

Remove asbestos containing materials (ACM) which will be disturbed. ACM not being disturbed can remain in place if budget dictates.

All areas are to be brought up to the CMHA Gold Standards where budget allows. Marketability upgrades are also to be taken into consideration. This may include items as recommended by the architect.

A minimum of 10% of the residential units are to be mobility accessible. A minimum of 5% of the residential units are to be accessible for the hearing and visually impaired. All mobility units shall also include visual/hearing impaired upgrades but shall not count toward the 5% HVI unit count. All units shall comply with visit ability guidelines.

Reconfigure the lobby and office to improve the front entrance. Provide a more attractive, inviting entrance.



Security cameras, roof replacement, boilers, replacement of elevator mechanicals and exterior repairs shall be performed through separate projects.

Architect shall inspect the site and determine full renovation scope subject to CMHA approval and compliance with funding requirements (i.e., Environmental Green Communities). At a minimum, the following scope of work items will be addressed:

Interior

- CMHA will trash out the units.
- Repair drywall throughout the units.
- Paint all walls, ceilings and entry doors
- Repair all water damage.
- Insulate where possible.
- Kitchens
 - Replace sink, faucet, and appliances. New ranges to be electrical.
 - Rework the layouts and replace the cabinets.
 - Countertops to be solid surface with under mount sinks.
 - Remove VCT and install luxury vinyl tile.
 - Dishwashers and garbage disposers will not be included.
 - Provide ventless range hoods.
 - Provide stainless steel grease shield behind the range.
- Contractor shall provide new appliances; CMHA maintenance to determine a number of old appliances to salvage; the contractor shall remove/dispose of the remaining appliances, CMHA tags to be returned.
- Bathrooms
 - Replace faucets, mirror and towel bars.
 - Replace shower, including shower pan. Provide tub with shower if space allows.
 - Replace the exhaust fans on the roof.
 - Provide ceramic tile flooring.
 - Provide access panels to all tub drains/mixing valve.
 - Provide vanity sinks.
 - Powered vents may be required in the bathroom for proper operation.
- Provide shut off valves at all plumbing fixtures.
- Replace all sewer and water lines. Provide water main shut off valves for each riser and/or branch.
- Install sanitary cleanouts.
- Install vented closet shelving in all closets.
- Replace or cover VCT with vinyl plank flooring (LVT). Replace carpet with LVT.
- Provide ceramic tile floor in bathrooms.
- Provide wood base.
- Cover CMU walls with drywall.
- Provide an accent wall in the living room.
- Curtains shall be installed on all closet and pantry door openings.
- Replace all other interior doors with **painted** solid core wood doors; replace door frames with metal frames. Existing frames may remain if in good shape and interior walls remain.
- Provide new door hardware and door stops on all doors.

- Upgrade the existing electrical system. Provide new main incoming services and feeds, if needed. Wire mold will be required.
- Replace light fixtures, outlets, switches and cover plates. New switches, cover plates, etc. to be white. Light fixtures to be LED.
- Install hardwired smoke detectors.
- Install carbon monoxide detectors in all units.
- Dual coaxial cable will be provided in all bedrooms and the living room in each apartment for cable/satellite. New cable to be routed to a centralized demarcation point.
- Upgrade the existing laundry rooms. Provide up to two additional washers and dryers if space and utilities allow. Add additional laundry rooms on floors without laundry rooms if budget allows.
- Replace window AC units.
- Existing windows to remain. Replace all mini blinds. The new blinds shall be vinyl. Install double curtain rods.
- Paint hallways. Paint doors. Install LVT flooring. Replace lighting
- Provide new interior finishes of the elevator cars.

Exterior

- Additional security site lighting shall be provided.
- Paint exterior of the building.
- Paint exterior doors.
- Canopy replace canopies.
- Existing windows in the apartments are to remain.
- Leave the store front windows.

Site Work

- All damaged concrete sidewalks, stairs and entry stoops shall be replaced.
- Dress up the patio used by tenants. Replace damaged/lifted concrete. The patio will not be enlarged.
- Remove the trash compactor. Add dumpster location.
- Provide landscaping. Remove trees, stumps and shrubs as needed. Provide renderings.
- Resurface the parking lot. The size of the parking lot will not be increased.
- All sanitary and storm lines to be replaced.
- Replace all water shut off valves at the street.