

# BERARDI+

February 15, 2024

Cincinnati Metropolitan Housing Association  
1627 Western Ave.  
Cincinnati, Ohio 45214

Subject: The Beechwood Apartments – Renovation Project  
Responses to Questions from Bidders

Hello All,

Below are questions CMHA and Berardi+ have received during bidding along with our responses for your reference.

- Project Phasing:** The pricing of this project will rely heavily on the required phasing of the project. From what I have found in the plans and specs, nothing is referring to the phasing schedule requirements. There is a note in spec 220130 related to phasing requirements including temporary MEP systems, but that is all that I can find. We are going to need information from CMHA on what the capabilities are for Owner to relocate tenants. There are advantages and disadvantages for phasing floor by floor, or stacked, but special attention will need to be reviewed with plumbing scope. During sanitary and domestic work, upstream users will have periods of shutdowns during tie-ins. If floor by floor, it would be recommended that 3 floors are relocated at a time for construction efficiencies. The phasing will also dictate number of mobilizations, logistic costs related to material/trash/worker access, etc.. All of which will affect the project cost. Please provide direction and/or phasing plan on how we are to figure the construction.

**Response:** *CMHA currently intends to vacate at least two floors at a time, starting at the top and working downward. GC's may submit an alternate phasing schedule for approval if they feel the project can be completed easier, safer or at a cost savings, provided it does not cause any safety issues to the Residents and Staff during construction. Update: CMHA says the project is to be phases floor-by-floor. Four (4) floors will be turned over at the start of construction, then three (3) floors as phases are completed.*
- Utility Chase Access:** Currently there is no demolition or patching shown at locations where walls need to be opened up for access to plumbing stacks. Can this scope be clarified so all bidders are including same scope of what is required for access?

**Response:** *Contractors are responsible for determining the demolition and patching required to complete the plumbing replacement. Stack locations are shown on the drawings.*
- Utility Chase Fire Proofing:** Can you please clarify what is requirement for fireproofing related to utility chases at plumbing stacks? Please clarify is any fireproofing is required floor-to-floor or if we are just to patch penetrations and openings made for tie-in in wall surfaces?

**Response:** *We believe all vertical chases are open between the floors making these a 2-hr rated assembly. If it is found the penetrations are sealed at the each floor, then fire protection would only be needed where pipes and conduits penetrate the floor. Penetrations at corridor walls and demising walls are 1-hr rated, penetrations at Stair & Elevator walls are 2-hr rated and penetrations at*

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**Mechanical Room walls (including Janitor Closets) are 1- or 2-hr rated, refer to the Life Safety plans for these areas.**

4. **Elevator Usage:** Will the larger of the elevator be made available for Contractor use only during construction? Will the elevators be off limits for construction? If so, what is expected methodology of material, trash, and worker access to work areas? This ties into the phasing question and will affect the pricing due to efficiencies and ease of access related to manpower for handling costs.  
**Response: Contractors may use the elevators, but elevators will not be dedicated only to construction. Contractors are responsible for means and methods of ensuring operation. For example: on another project the contractor hired a Section 3 person as an elevator operator to assist operation.**
5. **Contractor Parking:** What is the expectation for contractor parking and material staging? Is there anywhere onsite that possible a stone temp lot can be constructed.  
**Response: Due to the limited amount of space, Contractor Parking will not be allowed on site. Temporary parking for material and equipment drop-off & pickup may occur but vehicles should be moved immediately after unloading/loading.**
6. **Site Sanitary Replacement:** Can a process be provided on how we are to replace the sanitary piping without full disruption of service to facility?  
**Response: CMHA is asking for proposed "Plan of Action" from the GC for this work. Means and methods are the responsibility of the contractor.**
7. **Site Improvements:** When site demolition and replacement work is being completed, will tenants be relocated from parking in the lot? Will the project need to include any sort of temporary parking lots during this scope? Can this plan be provided?  
**Response: CMHA will help coordinate relocation of Resident vehicles prior to the start of site work. GC will need to provide a detailed Construction Schedule outlining proposed dates for each phase of work, including site work.**
8. **Prefabricated Canopy:**
  - a. Per Sheet A2.01, Keynote #10.70L states to provide a post supported "MAPES" walkway canopy. Per MAPES, this canopy needs to be either a six (6) post or eight (8) post canopy due to the size. If six (6) the center posts layout directly in front of door, which will not work. Is this to be a eight (8) post canopy which would allow spacing of posts to not conflict with door. See attached where six post option shows layout which conflicts.  
**Response: Addendum 1 includes revised canopy layouts and details.**
9. What is the budget for this? Also is the funding already secured for this project?  
**Response: The budget for this project is \$ 21,567,073. Funding has been secured.**
10. **Phasing:**
  - a. Assuming that we are able to work on 3 floors at a time, as mentioned, after occupancy is given back to Owner, what will be the "move-in" duration before we can start the following phase which will essentially be downtown for most trades.
  - b. If we need to assume only 2 floors, please clarify. This will drastically affect project value and determine # of temp occupancies we need to factor.  
**Response: CMHA currently intends to vacate at least two floors at a time, starting at the top and working downward. GC's may submit an alternate**

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*phasing schedule for approval if they feel the project can be completed easier, safer or at a cost savings, provided it does not cause any safety issues to the Residents and Staff during construction.*

*Typically, relocations take 2 weeks for up to 30 units. CMHA will coordinate move outs/ins with the GC to make this process flow as quickly and easily for both the Residents and Contractors. Update: Plan is for relocation to occur while contractors are working on the floors below the completed floors. For example: Floor 13 is complete, the contractor will be completing floors 12, 11 & 10 while relocation is moving tenants up from floor 9.*

11. **Permit Fee by GC:** Can you provide an allowance to be included in the bid so all GC bidders are including same value? The cost is based on the valuation input during time of application, and the application is by Owner. If value is provided as allowance, can you clarify if temp occupancies are included in the provided value?  
**Response: Valuation provided by the owner is typically the budget amount.**
12. **Structural Demo:** There are masonry walls shown to be demolished on 1<sup>st</sup> floor. Can these be confirmed as being non-bearing? Currently nothing is designed for new supports if they are bearing and we need to determine if shoring is required.  
**Response: Addendum 2 has reworked some of these walls and should not require any additional structural supports.**
13. **Site Sanitary Question:** The line of the replacement sanitary sewer out to the street exists primarily behind an existing fence and in line with a large amount of vegetation and electrical poles, on a very steep slope. The fencing on L1 states it is to remain in full. Sheet C101 shows a small section being removed and replaced where it crosses the fence, but it shows to remain throughout run. Nothing is called for in regards to clearing and/or replacing the vegetation in that run. This scope of work to remove and replace the sanitary line will be a very difficult one behind the fence on the steep slope, working in line with electric poles, etc. I think it would be much more constructible in regards to keeping service intact and also in regards to safe installation without additional work (fence and landscaping remove and replace), to run a new sanitary line in parallel to the west of the existing under the new design sidewalk, still tying into existing manholes. This would save quite a bit of costs, be safer for install, and allow for less disruption to sanitary service. If not, please clarify the clearing and fence removal expectation for work, and provide info on replacement requirements.  
**Response: Addendum 1 includes removal of the existing wood fence and a couple of trees. Some of this work is to make it easier to replace the sanitary line. A new fence is also called out to be installed on the Addendum 1 drawings.**  
  
**The proposed rerouting will be reviewed with the Civil Engineer.**
14. **Large Tree:** There is a large tree that exists near entry to dumpster area that per Keynote #13/C101 “existing landscaping to remain”. The utility plans call for new water and sanitary lines to run very close to this large tree and definitely through the root structure. I would not think the tree will survive cutting through the roots. Can this be reviewed?

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***Response: Addendum 1 includes removal of the existing wood fence and a couple of trees. Some of this work is to make it easier to replace the sanitary & water lines.***

**Contractors are to adhere to the OHFA MAP Guide.**

Should you require further information please contact me at your convenience.

Sincerely,

Jim McDonald, Director of Architecture  
JCM/jcm

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