

## ADDENDUM NO. 3

The Drawings and Specifications, dated 02/09/2024, delta 2 for:

**The Beechwood Apartments**  
**330 Forest Avenue**  
**Cincinnati, Ohio 45229**  
**Solicitation Number: 2024-3004**  
**FHA No. 046-35784**

### NOTICE TO BIDDERS:

- A. This Addendum shall be considered part of the Contract Documents for the above-mentioned project as though it had been issued at the same time and shall be incorporated integrally therewith. Where provisions of the following supplementary data differ from those of the original Contract Documents, this Addendum shall govern and take precedence.
- B. Bidders are hereby notified that they shall make any necessary adjustment in their estimates on account of this Addendum. It will be construed that each Bidder's Proposal is submitted with full knowledge of all modifications and supplemental data specified herein.

### GENERAL

1. General Contractor is responsible for picking up the permit prior to financial closing (prior to having a contract). CMHA will guarantee payment if the project is cancelled prior to contract signing.

### ARCHITECTURAL

1. AS.101 – SITE PLAN
  - Revised keynote 26.56C (deleted alternate from note).
2. A.301 – ENLARGED PLANS
  - Refer to sketch at end of this addendum for revised Reception Area plan to be included in the bid. The drawings will be updated to include this revision in the future.
3. D.101 thru D106 – DEMO FLOOR PLANS
  - Revised laundry rooms 201, 401, 601, 801, 1001 and 1201 to show existing laundry sink, washer and dryer to be removed.
4. A101 thru A106 – FLOOR PLANS
  - Revised laundry rooms 201, 401, 601, 801, 1001 and 1201 to match enlarged plan 2/A.301.
5. A.351 thru A.355 – ENLARGED UNIT PLANS
  - Revised unit plan coded note 8 (deleted alternate from note).

6. A.401 – INTERIOR ELEVATIONS
  - Laundry elevation D
    - Deleted existing laundry sink, washer and dryer shown to be removed on plans.
    - Added keynote 12.36A.

## **INTERIORS**

1. I.001 – FINISH SCHEDULE & DETAILS
  - 09 7000 Wall finishes
    - i. Fixed revision cloud 2 to be over the SS-1 line.
2. I.002 – FINISH SCHEDULE & DETAILS
  - Common area finish schedule:
    - i. Office 109
      - 1. Removed cabinet and countertop material.
      - 2. Removed remarks items 5, 7 & 16.
    - ii. Arts and Craft 124
      - 1. Removed cabinet and countertop material.
      - 2. Removed remarks items 5 & 7.
    - iii. Laundry room 201, 401, 601, 801 and 1001
      - 1. Added room names.
      - 2. Added LVP-1 flooring,
      - 3. Added countertop material GR-1.
  - Unit finish schedule:
    - i. 0BR, 1BR and 2BR units
      - 1. Added CT-4 floor finish.
    - ii. 1BR A.1, 1BR A.2, 1BR, and 2BR units
      - 1. Removed bathroom remarks item 5.
3. I.101 thru I.107 – FLOOR FINISH PLANS
  - Added handicap symbol at ANSI Type A units
4. I.350 and I.351 – UNIT FINISH FLOOR PLANS
  - 1 BR.A & 1BR.A Expanded Unit
    - i. Removed CT-4 flooring at shower enclosures.

## **SPECIFICATIONS**

1. 00 0110 – TABLE OF CONTENTS
  - EX E 2 CMHA SECTION 3 FORMS
    - i. The Section 3 forms have been updated (see attached copy).
2. SECTION 08 1416 – FLUSH WOOD DOORS
  - New section added (see attached copy).
3. SECTION 08 1433 – STILE AND RAIL WOOD HARDWOOD DOORS
  - Section has been removed.

END OF ADDENDUM NO. 3



**Prospective Business Vendor:**

Enclosed, you will find a variety of forms regarding Section 3 (Housing & Urban Development Opportunities Act of 1968, as amended). Please complete and attach the Section 3 forms with your bid submission. **Failure to submit the appropriate forms may jeopardize the proposal/bid up to and including the possibility of said proposal/bid being deemed non-responsive**

**Anyone claiming to be a Section 3 Business Concern shall be required, as set forth by procedure, to provide evidence of such status. Section 3 Business Concerns claiming Section 3 Preference status must meet that status at the time the bid, quote or proposal is submitted to CMHA.**

**Section 3 Required Forms:**

- 1) Section 3 Assurance of Compliance & Section 3 Clause
- 2) Section 3 Action Plan
- 3) Section 3 Certification for Preference
- 4) Preference Category Acknowledgement S3 Residents

If you need any assistance or help regarding Section 3, feel free to contact us. We look forward to assisting you with Section 3 implementation.

**[Section3@cintimha.com](mailto:Section3@cintimha.com)**



**CMHA**  
**Section 3 Assurance of Compliance Form**

**Training, Employment, and Contracting Opportunities for Section 3 Residents and Section 3 Business Concerns**

- A. The project assisted under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 170u. Section 3 requires that to the *greatest extent feasible, newly created opportunities* that are generated by the awarding of this contract be given to:
- Section 3 Workers (25% minimum goal of labor hours) upon their qualifications.
  - Section 3 Business Concerns (10% of total construction subcontracting dollar amount awarded – based upon their qualifications).
  - Section 3 Business Concerns (3% of total non-construction subcontracting dollar amount awarded- based upon their qualifications).
- B. Notwithstanding any other provision of this contract, the applicant shall carry out the provisions of said Section 3 and the regulations issued pursuant thereto by the Secretary set forth in 24 CFR Part 75, and all applicable rules and orders of the Secretary issued thereunder prior to the execution of this contract. The requirements of said regulations include but are not limited to development and implementation of a Section 3 Action Plan/Strategy for utilizing Section 3 Business Concerns; the making of a good faith effort, as defined by the regulation, to provide training, employment and business opportunities required by Section 3; and incorporation of the “Section 3 Clause” specified by Section 75.9 and 75.17 of the regulations in all contracts for work in connection with the project. The applicant and recipient agency, certifies and agrees that it is under no contractual or other disability which would prevent it from complying with these requirements.
- C. Compliance with the provision of Section 3, the regulations set forth in 24 CFR Part 75, and all applicable rules and orders of the Secretary issued thereunder prior to approval by the Government of the application of this contract, shall be a condition of the Federal financial assistance provided to the project, binding upon the applicant, its contractors and subcontractors, its successors, and assigns to the sanctions specified by the contract, and to such sanctions as are specified by 24 CFR Section 75.

Applicant: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Date: \_\_\_\_\_

## Section 3 Clause

***All Section 3 covered contracts shall include the following clause (referred to as the "Section 3 Clause"):***

A. The work to be performed under this contract is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, [12 U.S.C. 1701u](#) (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

B. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 75, which implement section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 75 regulations.

C. The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

D. The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 75, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 75. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 75.

E. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 75.9 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 75.9

F. Noncompliance with HUD's regulations in 24 CFR part 75 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

G. In the event of a determination by the Executive Director or his/her designee that the Contractor is not in compliance with the section 3 clause or any rule, regulation, or report submission requirements of the CMHA, this contract may be canceled, terminated, or suspended in whole or in part, and the Contractor may be declared ineligible for further CMHA contracts for a period of one to three years.



## Contractor Section 3 Action Plan Submission

The Section 3 Action Plan is a requirement for contracting opportunities with CMHA. The Section 3 Action Plan must indicate/describe the proposed strategies for achieving the Section 3 training and/or employment goals, and subcontracting numerical goals, when and if **newly created opportunities** are generated upon awarding of contracts. **Failure to submit the Section 3 Action plan may jeopardize the proposal/bid up to and including the possibility of said proposal/bid being deemed non-responsive.**

Please review the Section 3 Action Plan information attached. **All Sections need to be completed and signed.** This information will help to assist you in formulating your Section 3 Action Plan. You will need to address each question and check the appropriate boxes in regards to how your company will strive to achieve Section 3 Compliance to the “**greatest extent feasible**”.

Please identify individual(s) responsible for planning, implementing and tracking the projects’ Section 3 training, employment and/or contracting goals:

**Name(s):** \_\_\_\_\_

**Contact Info:** \_\_\_\_\_

**Title(s):** \_\_\_\_\_

**Section 3 i ©-“µ© i a°/Training Opportunity Strategies**

Please check any and all efforts from the below mentioned categories that your company will utilize to recruit, solicit, encourage, facilitate and hire Section 3 + «§i ® šaŸ( š@i °; Ÿi ;œŸa° + «§i ® when new hiring/training opportunities are generated through the awarding of the contract. **Some of the items will be mandatory as indicated with \*\*.** Your š@ša«³ ; ŸŸ© i a° is still needed, so please check accordingly.

***The Section 3 Action Plan is subject to audit at anytime during the awarding of the contract through the duration of the contract by the Section 3 Compliance Coordinator.***

**\*\* Commit that the company and/or subcontractors as a result of the contract, % of th i š > «@«±@ will be Section 3 + «§i ®.**

**\*\* Contact the CMHA Section 3 Compliance Coordinator regarding i ©-“µ© i a° and training opportunities.**

**\*\* Provide the CMHA Section 3 Compliance Coordinator with a monthly report listing all i ©-“µ© i a° and training opportunities.**

**\*\* Post notice (placards) at the worksite where the work is being done, indicating any i ©-“µ© i a° and training opportunities**

Facilitate or co-facilitate Hiring Halls within close proximity to where the work is being done for Section 3 + «§i ® šaŸ( š@i.

Contact/Meet with Resident Associations informing them of new training and i ©-“µ© i a° opportunities.

\*\*\* Advertise new training and i ©-“µ© i a° opportunities in community and diversity newspapers/websites.

Sponsor or participate in job informational meetings or job fairs in the neighborhood or service area of the Section 3 covered project.

Establish an internal training program (pre-apprenticeship) that is consistent with Dept. of Labor requirements to provide Section 3 + «§i ® šaŸ( š@i °; Ÿi ;œŸa° + «§i ® with the opportunity to learn skills and job requirements.

Distribute flyers to CMHA owned sites indicating the number and types of jobs that will be offered with contact information.

Maintain a file of eligible qualified Section 3 + «§i ® šaŸ( š@i °; Ÿi ;œŸa° + «§i ® for future employment opportunities.

Incorporate into contract (after selection of bidders but prior to the execution of contracts), a negotiated provision for a specific number of Section šaŸ( š@i °; Ÿi ;œŸa° + «§i ® to be trained and/or employed during the contract.

Other:

---

***Note: You are required to the provide opportunities to “the greatest extent feasible” in order to comply with the requirements of Section 3. In the event that you are not able to hire/train and/or contract with Section 3 Residents and/or Section 3 Business Concerns, you will be required to document why you were unable to meet the numerical goals.***

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Section 3 Subcontracting Opportunity Strategies**

Please check any and all efforts from the below mentioned categories that your company will utilize to recruit, solicit, encourage, facilitate and contract with Section 3 Business Concerns when new subcontracting opportunities are generated through the awarding of the contract. **Some of the items will be mandatory as indicated with \*\*.** Your acknowledgement is still needed, so please check accordingly.

***The Section 3 Action Plan is subject to audit at anytime during the awarding of the contract through the duration of the contract by the Section 3 Compliance Coordinator.***

**\*\* Commit that when subcontracting occurs, 10% of the total dollar amount subcontracted out by the company and/or by subcontractors will go to Section 3 Business Concerns.**

**\*\* Contact the CMHA Section 3 Compliance Coordinator regarding all new subcontracting opportunities.**

**\*\* Provide the CMHA Section 3 Compliance Coordinator with a monthly report listing all subcontracting opportunities.**

Advertise new contracting opportunities in community and diversity newspapers/websites.

Maintain a file of eligible qualified Section 3 Business Concerns for future contracting opportunities.

Incorporate into contract (after selection of bidders but prior to the execution of contracts), a negotiated provision for a specific amount of work to be contracted with Section 3 Business Concern(s) during the contract.

Sponsor or participate in minority, women, small business expositions and or conferences in the Cincinnati, Ohio area to network and promote contracting opportunities with Section 3 Business Concerns.

Outreach to business assistance agencies, minority contracting associations, community organizations, to network and promote contracting opportunities with Section 3 Business Concerns.

Contact/Meet with Resident Associations informing them of new contracting opportunities.

Outreach to trade/labor organizations to network and promote contracting opportunities with Section 3 Business Concerns.

Host/Facilitate workshops geared to Section 3 Business concerns on contracting procedures and opportunities.

Become an active mentor to Section 3 Business Concerns.

Other:

---

***Note: You are required to provide opportunities to "the greatest extent feasible" in order to comply with the requirements of Section 3. In the event that you are not able to hire/train and/or contract with Section 3 Residents and/or Section 3 Business Concerns, you will be required to document why you were unable to meet the numerical goals.***

Signature: \_\_\_\_\_

Date: \_\_\_\_\_





Cincinnati Metropolitan Housing Authority Section 3
CERTIFICATION FOR PREFERENCE

Please note that a contract with Cincinnati Metropolitan Housing Authority is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended AND to the Section 3 Action Plan submitted with the proposal for this project.

Type of Business: Corporation Partnership Sole Proprietorship Joint Venture LLC MBE WBE (check all that apply)

Business Name: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

You self-certify that your business is, documented within the last six months a Section 3 Business Concern based on one of the below eligibility criteria's.. (Check the one that qualifies your business):

Category 1

51 percent or more owned and controlled by low- or very low-income persons (based on household income under HUD-income limits); or

Category 2

75 percent or more of the business labor hours to perform the business are performed by low-very low income persons; or

Category 3

51 percent owned and controlled by current residents of public housing or Section 8-assisted housing.

OR

My business does not meet the Section 3 eligibility criteria and wishes to forgo Section 3 preferences in the awarding of this contract, but understand that we are still responsible for meeting Section 3 compliance.

"I hereby certify that the information provided on this form is true and correct, and understand any falsification of any of the information could subject me to punishment under the law."

Signature \_\_\_\_\_ Date \_\_\_\_\_

Authorized Signer

Title: \_\_\_\_\_

If you would like more information or to register your business in the Section 3 program, please call Jacquetta Brown, at (513) 977-5683, or send an email to Section3@Cintimha.com.

Section 3 is a provision of the Housing and Urban Development (HUD) Act of 1968 that helps foster local economic development, neighborhood economic improvement, and individual self-sufficiency. The Section 3 program requires that recipients of certain HUD financial assistance, to the greatest extent feasible, provide job training, employment, and contracting opportunities for low-or very-low income residents in connection with projects and activities in their neighborhoods.

**SECTION 08 1416  
FLUSH WOOD DOORS**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Flush wood doors; flush configuration; fire-rated, non-rated, acoustical, special function, and \_\_\_\_\_.

**1.02 RELATED REQUIREMENTS**

- A. Section 06 2000 - Finish Carpentry: Wood door frames.
- B. Section 08 1113 - Hollow Metal Doors and Frames.
- C. Section 08 7100 - Door Hardware.
- D. Section 08 8000 - Glazing.
- E. Section 09 9123 - Interior Painting: Field finishing of doors.

**1.03 REFERENCE STANDARDS**

- A. ANSI A135.4 - American National Standard for Basic Hardboard; 2012.
- B. AWI/AWMAC/WI (AWS) - Architectural Woodwork Standards; 2014, with Errata (2018).
- C. AWMAC/WI (NAAWS) - North American Architectural Woodwork Standards, U.S. Version 3.1; 2017, with Errata (2019).
- D. NFPA 80 - Standard for Fire Doors and Other Opening Protectives; 2016.
- E. UL 10C - Standard for Positive Pressure Fire Tests of Door Assemblies; Current Edition, Including All Revisions.
- F. WDMA I.S. 1A - Interior Architectural Wood Flush Doors; 2013.

**1.04 SUBMITTALS**

- A. See Section 01 3000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Indicate door core materials and construction; veneer species, type and characteristics.
- C. Shop Drawings: Show doors and frames, elevations, sizes, types, swings, undercuts, beveling, blocking for hardware, factory machining, factory finishing, cutouts for glazing and other details.
  - 1. Include certification program label.
- D. Samples: Submit two samples of door veneer, \_\_\_12\_ by \_\_\_12\_ inch in size illustrating wood grain, stain color, and sheen.
- E. Manufacturer's Installation Instructions: Indicate special installation instructions.
- F. Warranty, executed in Owner's name.

**1.05 QUALITY ASSURANCE**

- A. Maintain one copy of the specified door quality standard on site for review during installation and finishing.
- B. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section, with not less than three years of documented experience.
- C. Installed Fire Rated Door Assembly: Conform to NFPA 80 for fire-rating as indicated.

**1.06 DELIVERY, STORAGE, AND HANDLING**

- A. Package, deliver and store doors in accordance with specified quality standard.
- B. Accept doors on site in manufacturer's packaging. Inspect for damage.
- C. Protect doors with resilient packaging sealed with heat shrunk plastic. Do not store in damp or wet areas; or in areas where sunlight might bleach veneer. Seal top and

bottom edges with tinted sealer if stored more than one week. Break seal on site to permit ventilation.

### **1.07 WARRANTY**

- A. See Section 01 7800 - Closeout Submittals, for additional warranty requirements.
- B. Interior Doors: Provide manufacturer's warranty for 5 years.
- C. Include coverage for delamination of veneer, warping beyond specified installation tolerances, defective materials, and telegraphing core construction.

## **PART 2 PRODUCTS**

### **2.01 DOORS AND PANELS**

- A. Doors: Refer to drawings for locations and additional requirements.
  - 1. Quality Standard: Custom Grade, Heavy Duty performance, in accordance with WDMA I.S. 1A.
  - 2. Wood Veneer Faced Doors: 5-ply unless otherwise indicated.
- B. Interior Doors: 1-3/4 inches thick unless otherwise indicated; flush construction.
  - 1. Provide solid core doors at each location.
  - 2. Fire Rated Doors: Tested to ratings indicated on drawings in accordance with UL 10C - Positive Pressure; Underwriters Laboratories Inc (UL) or Intertek/Warnock Hersey (WHI) labeled without any visible seals when door is open.
  - 3. Wood veneer facing with factory transparent finish as indicated on drawings.
  - 4. Wood veneer facing for field opaque finish as indicated on drawings.

### **2.02 DOOR AND PANEL CORES**

- A. Non-Rated Solid Core and 20 Minute Rated Doors: Type particleboard core (PC), plies and faces as indicated.
- B. Fire-Rated Doors: Mineral core type, with fire resistant composite core (FD), plies and faces as indicated above; with core blocking as required to provide adequate anchorage of hardware without through-bolting.

### **2.03 DOOR FACINGS**

- A. Veneer Facing for Transparent Finish: White birch, veneer grade in accordance with quality standard indicated, plain sliced (flat cut), with book match between leaves of veneer, running match of spliced veneer leaves assembled on door or panel face.
- B. Veneer Facing for Opaque Finish: Medium density overlay (MDO), in compliance with indicated quality standard.

### **2.04 DOOR CONSTRUCTION**

- A. Fabricate doors in accordance with door quality standard specified.
- B. Cores Constructed with stiles and rails:
  - 1. Provide solid blocks at lock edge and top of door for closer for hardware reinforcement.
- C. Factory machine doors for hardware other than surface-mounted hardware, in accordance with hardware requirements and dimensions.
- D. Factory fit doors for frame opening dimensions identified on shop drawings, with edge clearances in accordance with specified quality standard.
  - 1. Exception: Doors to be field finished.
- E. Provide edge clearances in accordance with the quality standard specified.

### **2.05 FACTORY FINISHING - WOOD VENEER DOORS**

- A. Finish work in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), Section 5 - Finishing for grade specified and as follows:
  - 1. Transparent:

- a. System - 1, Lacquer, Nitrocellulose.
  - b. Sheen: Satin.
- B. Factory finish doors in accordance with approved sample.

### **PART 3 EXECUTION**

#### **3.01 EXAMINATION**

- A. Verify existing conditions before starting work.
- B. Verify that opening sizes and tolerances are acceptable.
- C. Do not install doors in frame openings that are not plumb or are out-of-tolerance for size or alignment.

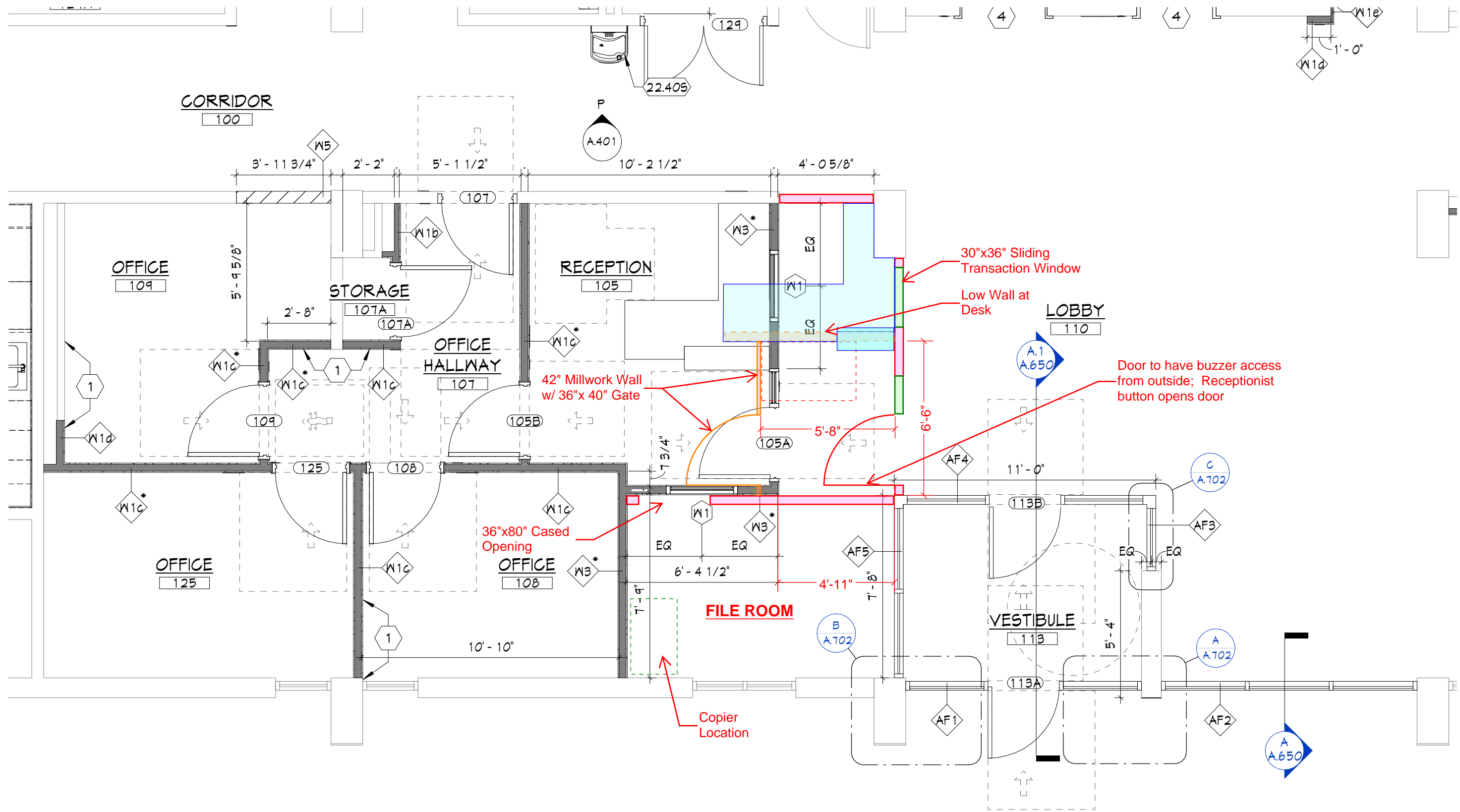
#### **3.02 INSTALLATION**

- A. Install doors in accordance with manufacturer's instructions and specified quality standard.
  - 1. Install fire-rated doors in accordance with NFPA 80 requirements.
- B. Factory-Finished Doors: Do not field cut or trim; if fit or clearance is not correct, replace door.
- C. Field-Finished Doors: Trimming to fit is acceptable.
  - 1. Adjust width of non-rated doors by cutting equally on both jamb edges.
  - 2. Trim maximum of 3/4 inch off bottom edges.
  - 3. Trim fire-rated doors in strict compliance with fire rating limitations.
- D. Use machine tools to cut or drill for hardware.
- E. Coordinate installation of doors with installation of frames and hardware.

#### **3.03 ADJUSTING**

- A. Adjust doors for smooth and balanced door movement.
- B. Adjust closers for full closure.

**END OF SECTION**



1  
A.301
ENLARGED FIRST FLOOR PLAN  
1/4" = 1'-0"

The Beechwood  
 Office Revision  
 02/21/2023  
 Berardi+