

# BERARDI+

February 22, 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. **Newest questions start with #15.**

- 1. 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.*
- 2. 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.*
- 3. 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*

BERARDI+COLUMBUS

ARCHITECTURE | INTERIOR DESIGN | ENGINEERING

1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212 P 614.221.1110 F 614.221.0831

[berardipartners.com](http://berardipartners.com)

***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***

# BERARDI+

*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.**

BERARDI+COLUMBUS

ARCHITECTURE | INTERIOR DESIGN | ENGINEERING

1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212 P 614.221.1110 F 614.221.0831

[berardipartners.com](http://berardipartners.com)

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?

**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.**

15. Is this project subject to OHFA requirements including a Contractors Certification Audit. Is the audit the responsibility of the Contractor to procure or will CMHA be procuring the audit? If CMHA, who will the auditor be? If the Contractor is to procure the auditor, does CMHA have any recommendations on firms to perform the audit and an approximate cost for the audit (based on CMHAs historical experiences)?

**Response:** *Yes. The contractor is responsible for procuring the audit.*

16. **Substitution Form:** Per Spec Section 016300-2-B.3, it states that substitutions requests are to be submitted “using the Substitution Request Form contained herein”. I cannot find that form in the bid documents. Can you please provide in addendum to allow for substitution requests?

**Response:** *Use attached Substitution Form for any proposed substitutions.*

17. **Bathroom and Shower Tile:** Per the finish plans, it states CT-4 for the floor tile in the shower/bath, and CT-1 in bathroom area floors, however, in the finish schedule it states CT-1 for bath floor. Also, the wall finish in the showers/bath are not clear. Certain elevations seem to indicate a ceramic tile (B+C/A.352), while others clearly indicate a fiberglass surround (D+E/A.353). Can this be clarified? If ceramic tile, can that material be confirmed? **Response:** *Add. 2 clarified the showers in the Type B Units to have solid surface wall panels (SS-1). The Type A (HC) Unit showers are a fiberglass unit, no tile.*

The majority of the plumbing plans call for a SH-1 for the shower. Per the fixture schedule this is called as “built-up”. A few of the showers call for SH-2, which are scheduled as a ADA fiberglass surround. Can this also be clarified?

**Response:** *SH-1 is for the Type B Units. This is a tile base (CT-4) with solid surface wall panels (SS-1). SH-2 is for the Type A (HC) Units and is a manufactured fiberglass unit, not tile for these showers.*

**The Finish Plans have been updated to show the fiberglass surrounds in the Type A (HC) Unit showers, no tile. The Finish Schedule has also been revised to add the CT-4 to the floor finish in the Type A (HC) Units. Refer to revised drawings in Addendum 3.**

## 18. Countertops:

- a. Which countertop is to be used in the laundry units? A.401 D Shows a countertop in the laundry. There is no countertop specification in the finish schedule.

**Response: The Laundry Room counters are to be Granite (GR-1). This will be added to the Finish Schedule.**

- b. Room numbers 109 Office & 124 Arts & crafts have a cabinet & top specified in finish schedule, but do not see any cabinets or tops in these rooms. Please advise.

**Response: Correct, these spaces do not have cabinets. The Finish Schedule will be revised to reflect this.**

19. **Signage Specifications:** The Signage specifications and the drawings (I.500) do not agree on sign sizes. Can it be clarified which is being required?

**Response: Ignore sizes shown in specs and on drawings. These will be revised to match the sizes shown on the attached "Sample Signage Submittal".**

20. **Section 01 7400 Warranties and Bonds** – 1.01 A. states that "...GC shall warrant all material and workmanship for a period of 12 months beginning at the date of Substantial Completion or Permission to Occupy." As this is a phased project with units being turned over by floor throughout the project, does the workmanship warranty commence on a "by unit" basis when the unit is granted a Permission to Occupy or does the warranty period commence upon Substantial Completion of the entire project (wherein some unit may have been occupied for several months to a year + and thus would have warranties extending far beyond the 1 year workmanship warranty)?

**Response: The warranty period begins at the date of substantial completion of the project, not individual phases. This is a HUD requirement.**

21. Is the project subject to the new(er) Section 3 requirements where hours are tracked for all workers on the project and goals must be met for Section 3 Certified workers (30% of hours worked under the newer guidelines) and Targeted Section 3 Certified workers (5% of hours worked)? If so, can you identify where the regulations and reporting requirements are located in the bid documents?

**Response: Yes, the project is subject to the Section 3 requirements. The Section 3 forms are attached and have been revised in the Project Manual.**

22. Is this project subject to Hud's 6-2-6 rule regarding maximum profit, overhead and general conditions? If so, can you point to where this requirement is disclosed in the Specifications? Do these limitations extend to subsidiaries and/or affiliates of the Contractor (e.g. if the GC has a carpentry crew or an MEP division)? If so, can you share the specific guidance defining what qualifies as an affiliate or subsidiary?

**Response: OHFA's 6-2-6 guidelines shall be followed for this project.**

23. The sample contract provided in the specifications describe the requirements for Retention to be released by CMHA. Are there any guidelines, organizations, or rules (e.g. Multifamily Accelerated Processing Guide) that would be considered Senior in nature to the clauses in the sample contract documents and which could/would add requirements or extend the time frame for CMHA to release retention? If so, please share what those are.

**Response: Contractors are to adhere to the OHFA MAP Guidelines.**

# BERARDI+

24. **Bid Form:** There are (2) two bid forms in the project manual. Which one is to be used?

**Response:** *Use the one within Section 00 0110, labeled Ex A CMHA Bid Form. Include any Alternates and/or Unit Prices at the end of the Bid Form. Proposed Electrical Products should also be included at the end of the Bid Form.*

25. **Alternates:** Per Addendum 2, Sheet G.001 – Cover Sheet was updated with adding of “Deduct alternate for door opening 111”. With this the four (4) listed deduct alternates, which are only found on the cover sheet G.001 and not supported in the specifications.

**Response:** *All alternates listed are Deduct Alternates, meaning your pricing for each alternate should indicate what the savings would be to NOT perform this work.*

**Sheet AS.101 New Bollard Lighting:** *This is base bid work. The note regarding “Add Alternate” should have been removed.*

**Sheets A.101 thru A.106 Alternate for Wall Type W1e to be added to existing CMU Walls:** *This alternate should have been removed from the project.*

**Sheets A.351 thru A.355 Remove Existing Ceiling Texture:** *This is a Deduct Alternate only. The note regarding the Add Alternate will be removed from these sheets. Provide line-item cost for Asbestos Abatement on your bid form.*

**Sheet E.501 Note 28 ERRCS:** *Owner will pay for initial testing prior to construction to develop baseline requirements. GC to pay for testing during last phase of construction to determine the extents, if any, for a required system.*

**Sheets E.001, E.402, E.601 & E.701 Bollard Lighting:** *The bollard lighting is to base bid work. The note regarding “Add Alternate” should have been removed.*

26. **Wood Doors:** The plans and the specs contradict each other. The elevation shown on the plans are flush door at 1-3/8” but we were not provided with a flush wood door spec. The specs provided are labeled as Stile and Rail doors but call for the doors to be molded panel. How should we proceed?

**Response:** *Flush wood doors are to be used throughout. Spec Section 08 1433 will be replaced with Section 08 1416 Flush Wood Doors (see attached).*

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

Sincerely,

Jim McDonald, Director of Architecture  
JCM/jcm

BERARDI+COLUMBUS

ARCHITECTURE | INTERIOR DESIGN | ENGINEERING

1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212 P 614.221.1110 F 614.221.0831

[berardipartners.com](http://berardipartners.com)