



RENEW, RESTORE, REVITALIZE



HIGHLIGHT

Cincinnati Metropolitan Housing Authority takes into serious consideration the revitalization of historic properties to continue their life for the people living in them. Another factor allows for the revitalization of the neighborhood in which the properties are located. The Race Street properties in Over-The-Rhine will begin a full rehabilitation later this year; however, additional work was necessary to complete before the rehab work. The building façade needed work on the brick, roof replacement, and replacement of the fire escapes. The roof and fire escapes have been completed, and the brick work is set to begin this fall.

Capital Improvement Updates

A number of CMHA properties have undergone limited rehabilitations that would fall under the Capital Improvements description, but not a full rehabilitation of the property. For instance, Maple Towers, in Avondale, had its elevator updated with a construction cost of \$875,000. The elevator was upgraded from a direct current system, which was inefficient, to an alternating current system to make it more energy efficient, give it a longer lasting life, and warrant less breakdowns. Reconstruction finished in June on a house on Mathers Avenue devastated from a fire. That project took about 120 days at a cost of \$189,000. Additionally, a roof replacement was necessary for a the management property on Beekman, which was completed in June, for a final cost of \$98,897.

Many of the properties undergoing smaller Capital Improvements are addressing issues identified without the need for a full rehabilitation of the property. While the costs for some of these projects may seem high, in some situations, they are necessary to the preservation of the asset and the continued clean, safe environment for our residents.

See additional properties that have or are currently in process with Capital Improvement Projects.



Real Estate Construction Development

June 2024



Projects Summary

Maple Tower

Elevator Modernization

Contractor: TKE

Construction Cost: \$875,645.00

Construction Duration: 240 days

Start Date: 4/4/23 Completion Date: 7/24/24

1316 & 1341 Crotty

Sewer lateral cleaning & inspection

Contractor: Triton

Construction Cost: \$14,848.00

Construction Duration: 30 days

Start Date: 6/10/24 Completion Date: Completed

1873 & 1879 Provincial Court

Modernization after mold abatement—insurance

Contractor: Hudepohl

Construction Cost: \$10,000.00

Construction Duration: 360days

Start Date: 8/7/23 Completion Date: 7/15/24

3357 Beekman

Roof Replacement

Contractor: Garland

Construction Cost: \$98,897.00

Construction Duration: 180 Days

Start Date: 10/30/23 Completion Date: Completed

3052 Mathers

Insurance work—Fire

Contractor: Hudepohl

Construction Cost: \$10,000.00

Construction Duration: 365 Days

Start Date: 7/15/23 Completion Date: 7/15/24

Race Street Properties

Roof Replacement

Contractor: Garland

Construction Cost: \$ 832,945.00

Construction Duration: 188 days

Start Date: 3/7/2024 Completion Date: 9/11/24

677, 679, & 681 Strand

Insurance work—Fire

Contractor: Rainbow

Construction Cost: \$10,000.00

Construction Duration: 180 Days

Start Date: 11/1/23 Completion Date: 9/1/24

Race Street Properties

Façade Restoration

Contractor: Houston Brothers

Construction Cost: \$ 171,340.00

Construction Duration: 90 days

Start Date: 3/7/24 Completion Date: Completed

2106 Sinton Avenue

Roof Replacement

Contractor: Garland/DBS, Inc.

Construction Cost: \$298,327.00

Construction Duration: 180 days

Start Date: 3/6/24 Completion Date: 9/2/24

41 Topridge

Fire Renovation—Insurance

Contractor: RWB

Construction Cost: \$150,000

Construction Duration: 120

Start Date: 4/10/24 Completion Date: 7/26/24

420 Glenwood

Modernization

Contractor: Knipp Builders

Construction Cost: \$67,900.00

Construction Duration: 90 Days

Start Date: 2/19/24 Completion Date: Complete

Millvale

Security Camera Steel Conduit Installation

Contractor: Tumkey

Construction Cost: \$ 97,484.31

Construction Duration: 244 Days

Start Date: 10/21/23 Completion Date: Completed

Real Estate Construction Development

June 2024



Projects Summary

Marquette Manor

Security System Installation

Contractor: Turnkey

Estimated Construction Cost: \$217,135.77

Construction Duration: 90

Start Date: 6/17/24 Completion Date: 9/15/24

Marquette Manor

Emergency Generator Replacement

Contractor: SECO

Construction Cost: \$217,790.00

Construction Duration: 268 Days

Start Date: 5/9/23 Completion Date: 9/1/24

The President

Security System Installation

Contractor: Turnkey

Estimated Construction Cost: \$164,739.88

Construction Duration: 90

Start Date: 7/1/24 Completion Date: 9/29/24

The President

Concrete Joint Re-Sealing

Contractor: G.L. Staley

Construction Cost: \$7,995.00

Construction Duration: 30 Days

Start Date: 7/8/24 Completion Date: 8/8/24

Stanley Rowe Towers

Fire Pump Replacement

Contractor: SECO

Construction Cost: \$ 746,432.00

Construction Duration: 365 Days

Start Date: 9/19/23 Completion Date: 7/30/24

