



CINCINNATI METROPOLITAN HOUSING AUTHORITY
SOLICITATION No. 2024-3037

ADDEDUM No. 2

Dated May 6, 2025

To Offerors:

The following additions, deductions, changes and corrections to the proposal and specifications for the above-mentioned project shall hereby be incorporated into the work, and their effect on the proposal shall be reflected in the Offeror's proposal. Offerors shall also verify this fact by indicating the receipt of the addendum in their proposal.

Additions, deductions, changes and/or corrections:

Change:

Replace the Scope of Work in the Manual with the following:

Mk'd	Category	Location	Item Description	Provide product below or as approved equal
1	Cabinetry	Kitchen	Install new kitchen cabinets, and countertop. Configuration to match existing	Brand: Smart Cabinetry, Contruction: Ultimate Construction: 1/2" Plywood Construction with 2"x6" ACQ pressure treated solid lumber base perimeter touching the floor, laminate interior, and matching exterior. 1/2" plywood sink base floors with 3/4" plywood shelving. Includes plywood drawer bottom. Laminate countertop colors to be submitted to be chosen by CMHA Drawers: Solid Wood Dovetail Drawers Drawer Glides: Captive Roller (75lbs) Epoxy-coated, full extention Door Hinges: 6-Way adjustable self-close hinges Door Style: Rockport Maple, Standard overlay with Pull Handles Stainless
2	Cabinetry	Kitchen	Replace kitchen cabinets, and countertop . Configuration and dimentions will remain the same. Install stainless backsplash behind stove	Brand: Smart Cabinetry, Contruction: Ultimate Construction: 1/2" Plywood Construction with 2"x6" ACQ pressure treated solid lumber base perimeter touching the floor, laminate interior, and matching exterior. 1/2" plywood sink base floors with 3/4" plywood shelving. Includes plywood drawer bottom. Laminate countertop colors to be submitted to be chosen by CMHA Drawers: Solid Wood Dovetail Drawers Drawer Glides: Captive Roller (75lbs) Epoxy-coated, full extention Door Hinges: 6-Way adjustable self-close hinges Door Style: Rockport Maple, Standard overlay with Pull Handles Stainless
3	Ceiling	Kitchen	First Floor Kitchen Replace ceiling with UL L501 1-hr fire rated ceiling assembly. Prep drywall for level 4 drywall finish. Drywall Shall be skim coated to provide smooth finish prior to painting.	Refer to Ceiling Detail 1
4	Ceiling	Kitchen	Second Floor Kitchen ceiling repair to match existing ceiling assembly. Prep drywall for level 4 drywall finish. Drywall Shall be skim coated to provide smooth finish prior to painting.	

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5	Ceiling	Basement	Replace ceiling sections with water damage. Clean and sanitize areas with mold in the plenum.	
6	Cleaning	Exterior	Powerwash all exterior surfaces including but not limited to façade bricks and concrete, porch concrete slab and stair.	
7	Cleaning	Exterior	Remove excessive caulking, Signs, anchors and hardware not in use and repair wall is needed.	
8	Cleaning	Exterior Throughout	Pressure Wash - all exterior surfaces of the façade, to include but not limited to, brick, siding, foundation and walkways and railings.	
9	Demolition	Basement	Remove wood partitions and shelves	
10	Demolition	Exterior	Trash out front and back patio. Remove wood shack	
11	Doors	Exterior / Basement	Replace basement exterior side entry doors and hardware.	Doors must be solid core. Size in kind. Masonite Wood No glass Universal reversible Natural Unfinished Front Door Solid hardwood core. Door must be painted. Hardware to match existing in Satin Nickel Finish Doors must be solid core. Size in kind.
12	Doors	Exterior / Kitchen	Install new exterior door and hardware	Creative Entryways Craftsman 36-in x 79-in x 1-3/4-in Wood Craftsman Universal reversible Unfinished Slab Front Door Solid hardwood core. Door must be primed and painted. Hardware to match existing in Satin Nickel Finish Doors must be solid core. Size in kind.
13	Doors	Porch	Replace entry doors	Creative Entryways Craftsman 36-in x 79-in x 1-3/4-in Wood Craftsman Universal reversible Unfinished Slab Front Door Solid hardwood core. Door must be primed and painted. Hardware to match existing in Satin Nickel Finish LARSON 20+ Midview 34-in x 81-in White Wood core Reversible Hinge Storm Door Mid-view with Self-storing Screen Doors must be solid core.
14	Doors	Exterior	Replace storm doors and hardware. Size in kind.	Hardware to match existing in Satin Nickel Finish
15	Doors	Throughout	Replace all interior doors and hinges and hardware. Repair / replace frames where	Doors must be solid core.
16	Doors	Throughout	Install post style door stops.	Hardware to match existing in Satin Nickel Finish

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17	Electrical	Kitchen	Replace all electric wiring damaged by the fire. Must comply with applicable codes and regulations.	
18	Electrical	Bathroom	Replace electrical GFCI outlet and cover in bathroom	
19	Electrical	Exterior	Replace Back lawn wall mounted flood light in kind.	
20	Electrical	Exterior	Replace all wall mounted light fixtures	Project Source Hobart 1-Light 11-in Black Indoor/Outdoor LED Flush Mount Light
21	Electrical	Exterior Throughout	Replace wall mounted light fixtures.	Commercial Electric - S10WPK/850/DD/BZ/HD Wall Pack Security Light
22	Electrical	Throughout	Replace interior light fixtures with LED fixtures.	Ceiling surface mounted type: Calloway 15-in Brushed Nickel LED Flush Mount Light (Replace Sconce at top of stairs with new LED sconce fixture)
23	Electrical	Throughout	Replace all outlet receptacles and covers with new - Color - White Replace all switches and covers applicable.	Color - White Switches/Receptacles, should be appropriately sized to match breaker amps. Any outlet located at or closer than 6'-0" of a water source MUST be GFCI.
24	Electrical	Throughout	Replace all smoke and carbon monoxide detectors and install new Smoke Detectors and Carbon Monoxide Detectors in locations and quantities required to meet all applicable codes and regulations.	Smoke Detector: Kidde i4618, Firex Smoke Detector, Hardwired with nine-V Battery Backup Carbon Monoxide: First Alert First Alert Brk Hardwired Smoke Detector + 1085 MPR Allergen Defense Filtrate Air Filter Single
25	Equipment	Bathroom	Bathtub Faucet	Faucet by: AmericanStandard or equal approved Commercial Shower System Trim Kit for Flash Rough Shower Valve 1.5 GPM with Hand Shower and Diverter Tub Spout Model Number: TU662.215
26	Equipment	Bathroom	Install curtain rod and hooks by Moen	
27	Equipment	Bathroom	Replace Vanity with new vanity, sink, faucet and fixtures:	Vanity Brand: Smart Cabinetry or approved equal. Contruction: Ultimate Construction: 1/2" Plywood Construction with 2"x6" ACQ pressure treated solid lumber base perimeter touching the floor, laminate interior, and matching exterior. 1/2" plywood sink base floors with 3/4" . Install new American Standard Sink to match existing. Provide all related plumbing work needed to install equipments to be replaced, including fittings and Flash Rough in Valve by American Standard.

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28	Equipment	Bathroom	Replace medicine cabinet (in kind)	
29	Equipment	Kitchen	Install new Electric Range	Avanti 24-in 4 Burners 2.6-cu ft Freestanding Electric Range (White) Item #4842703 Model #ERU240P0W
30	Equipment	Kitchen	Install new Range Hood	Whirlpool 30-in Ductless 140-CFM Recirculating White Under Cabinet Range Hood with Charcoal Filter Item #617918 Model #UXT4030ADW
31	Equipment	Kitchen	Install new ADA Complaint Refrigerator	GE 15.6-cu ft Top-Freezer Refrigerator (White) ENERGY STAR Item #1207675 Model #GTE16DTNRWW
32	Equipment	Kitchen	Install new ADA Kitchen Sink	Sink: Elkay Celebrity Stainless Steel 33" x 22" x 7" Equal Double Bowl Top Mount Sink Model CR3322
33	Equipment	Kitchen	Remove and dispose of all equipments and cabinets	
34	Equipment	Kitchen	Install new Electric Range	GE 30" Free-Standing Electric Range Model: JBS160DMWW Color: White
35	Equipment	Kitchen	Install new Range Hood	GE Standard Range Hood Model: JV338HWW Color: White
36	Equipment	Kitchen	Install new Refrigerator	GE Energy Star 16.6 Cu. Ft. Top-Freezer Refrigerator Model: GTE17GTNRWW Color: White
37	Equipment	Kitchen	Install new Kitchen Sink	Sink: Elkay Celebrity Stainless Steel 33" x 22" x 7" Equal Double Bowl Top Mount Sink Model CR3322
38	Equipment	Porch	Install new mailboxes	Architectural Mailboxes Woodlands Metal Standard Mailbox BlackItem #5426311 Model #L4010WBAM Install letter A on left side and B on right side
39	Fixture	Bathrooms	Replace all bathroom fixtures, including but not limited to tower rack, toilet and toilet holder	
40	Fixture	Kitchen	Install new Kitchen Faucet	Faucet: American Standard Colony Pro Single Control Kitchen Faucet Model Number 7074.000 Kitchen Faucet Less side-spray, with Deck-plate, or equal approved. Include all plumbing fittings, p-traps, turnstops, flexible connectors, escutcheons, by ProFlo, including stainless basket strainer.

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41	Fixture	Kitchen	Install new Kitchen Faucet	Faucet: American Standard Colony Pro Single Control Kitchen Faucet Model Number 7074.000 Kitchen Faucet Less side-spray, with Deck-plate, or equal approved. Include all plumbing fittings, p-traps, turnstops, flexible connectors, escutcheons, by ProFlo, including stainless basket strainer.
42	Fixtures	Closets	Replace Rods and Shelving in kind.	Floor tile: Datfile - Articulo - AR09 "Column Grey" Glazed Porcelain Ceramic or equal 12" (W)X24" (L)X5/16" (T) rectangular with floor bullnose trim as wall base.
43	Floor	Bathroom	Remove all layers of existing floor to subfloor and install tiles as specified. Professionally layout and grout ceramic floor tile per manufacturer specification/recommendations. Provide and apply grout sealer and sealant coat on ceramic floor tile as required. Replace roted and/or damaged subfloor	Grout Color: Polyblend Plus #544 Rolling Fog - Contractor must use spacers when laying out ceramic floor tile to achieve accurate even spacing and consistent grout lines. T-style Transition strips to be installed at each bathroom door and Kitchen areas. Transition strip shall be match flooring and produce by same manufacturer as flooring
44	Floor	Throughout	Remove all VCT tiles. Replace roted and/or damaged subfloor	
45	Floor	Throughout	Prep existing floor in entire unit accordingly for proper installation of new LVT flooring.	Gerflor Creation Clic 0359 "Wild Oak" 8" x 48.8"
46	Floor	Throughout	Replace existing rubber wall base to match LVT flooring. Install new where required.	
47	Floor	Stair	Remove and replace rubber stair steps and treads	Material: Rubber Color: Black
48	General	Bathrooms	Remove and re-caulk all joints	
49	General	Bathrooms	Clean and scrub all tiles and grout	Use ZEP Heavy Duty Tile and Grout Cleaner as recommended by manufacturer
50	General	Bathrooms	Provide wall wood blocking for grab bars to be installed by others	
51	General	Throughout	Remove smoke stains from all surfaces before painting nad/or installing new finishes.	
52	General	Basement	Clean and sanitize all surfaces including but not limited to walls, floors, ceiling, equipments and ducts	
53	Landscape	Front tree	Prune and remove vine	

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54	Landscape	Bush	Prune	
55	Landscape	Throughout	Mow grass, trim edges	
56	Lead Abatement	Throughout	Abate positive items identified on report attached.	
57	Masonry	Porch	Repair Brick Steps to match adjacent.	
58	Mechanical	Bathrooms	Install new vented exhaust fan. Clean and sanitize existing ductwork.	Broan model LP80 CFM=60, ESP=0.25, WATTS=26.0, Amps=0.3, Sones=1, Volt/Phase=120/1, Mounting=Ceiling, Energy Star Rated
59	Mechanical	Bathrooms	Replace vented exhaust fan in kind. Clean and sanitize existing ductwork	Bradford White Corp. Defender Capacity in kind.
60	Mechanical	HVAC	Replace HVAC's in kind.	Must submit and get written approval of equipments before ordering.
61	Mechanical	HVAC	Replace Thermostat.	
62	Mechanical	HVAC	Replace all HVAC grilles	Material: Metal / Color: White / Size: in kind
63	Mechanical	HVAC	Clean and sanitize all HVAC components and ductwork	
64	Mechanical	Throughout	Replace all vent covers with new to match existing style and dimensions, color white.	
65	Mechanical	Water Heater	Replace existing Water Heater with high efficiency (90%-95%)	
66	Mechanical	Water Heater	Provide and install the appropriate plumbing (water lines, shut off valves, etc.) as required for water heater to operate/function properly. All plumbing work (i.e. installation, alterations, modifications, etc.) shall be done per OBC, Plumbing codes and manufacturer specifications.	
67	Metals	Porch	Replace Steps Handrail to match porch guardrail	
68	Metals	Exterior Throughout	Secure and paint Handrailings. Prepare surfaces as recommended by paint manufacturer.	Rust-Oleum Professional High Performance Protective Enamel Gloss Smoke Gray Oil-Based Interior/Exterior Industrial Paint
69	Paint	Basement	Walls Remove all loose paint and repaint	Foundation walls with BEHR PREMIUM 5 gal. White Self-Priming 1 Part Epoxy Interior/Exterior
70	Paint	Basement	Floor	Concrete and Garage Floor Paint Slate Gray Self-Priming 1-Part Epoxy Satin Interior/Exterior Concrete and Garage Floor Paint

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71	Paint	Throughout	Repaint all interior surfaces including but not limited to Walls, Doors, Bases, Trims, interior chimney bricks and ceiling surfaces. Paint exterior Doors, Concrete base and Chimney.	Prime with (1) coat or primer and paint with (2) coats of paint as Specified.
72	Paint	Throughout	Primary wall paint	Promar 200 Interior Latex Eggshell, SW 7015S (Repose Gray)
73	Paint	Throughout	Accent wall paint	Promar 200 Interior Latex Eggshell, SW 6531 (Indigo)
74	Paint	Throughout	Primary trim paint	Promar 200 Interior Latex Eggshell, Color TBD
75	Paint	Throughout	Ceiling paint	Promar 200 Interior Latex Flat, SW 7006 (Extra White)
76	Paint	Throughout	Doors paint	Promar 200 Interior Latex Eggshell, SW 7011- Natural Choice (Include Window sills, base trim and door trim)
77	Paint	Throughout	Stair Trim & Casing	Promar 200 Interior Latex Eggshell, SW7011- Natural Choice
78	Plumbing	Bathrooms	Provide all related plumbing work needed to install equipments to be replaced, including fittings and Flash Rough in Valve by American Standard.	
79	Plumbing	Bathrooms	Replace Toilets	Project Source Pro-Flush White Single Round Chair height 2-piece Toilet 12- in Rough-In WaterSense 1.28 GPF
80	Plumbing	Bathrooms	Replace bathtubs, to include surround wall panels and faucets:	Aquatic or equal approved. Model 2603 TRIO (includes surround).
81	Plumbing	Bathrooms	Replace bathtub fittings in kind	Includes but not limited to: Showerhead, drains, faucet and handles
82	Plumbing	Bathrooms	Replace bathtub shower heads in kind	
83	Plumbing	Throughout	Replace water supply line, valve & pressure regulator	
84	Plumbing	Throughout	Scope floor drains and mains to ensure a clear and functioning drain system. Remove any clogs if discovered. If damaged lines are present, submit a change order request to include estimated cost of repair.	
85	Stair	Basement	Replace stair. Must be wood with hadrails to meet codes and regulations	
86	Wall	Throughout	Demising Wall - Install 1-hr fire rated wall partition	Refer to Wall Detail 1 @ Demising Walls

Mk'd	Category	Location	Item Description	Provide product below or as approved equal
87	Wall	Basement	Repair wall cracks	
88	Walls	Throughout	Remove all items from walls including but not limited to screws, nails, stickers, tapes and blinds hardware	
89	Walls / Ceilings	Throughout	Repair surfaces including but not limited to: cracks, holes, water damage and bulges	
90	Walls / Ceilings	Throughout	Prep drywall for level 4 drywall finish. Drywall shall be skim coated to provide smooth finish prior to painting.	
91	Wet Wall	Kitchen	Where required install 5/8" Type "x" mold though fire core gypsum board	
92	Wet Wall	Laundry Closet	Where required install 5/8" Type "x" mold though fire core gypsum board	
93	Windows	Basement	Remove any caulk around windows, and reseal	Kilz waterproof sealant (white).
94	Windows	Throughout	Repair window to assure proper functioning	
95	Windows	Throughout	Replace broken glass blocks in kind.	
96	Windows	Throughout	Remove existing blinds and hardware. Install horizontal 1 " louver blinds in all window openings.	Color: White Size to match width and length of each window opening.
97	Windows	Porch	Clean and Paint shutters. Prepare surface as recommended by manufacturer. Color TBD	



End of Addendum 2