



R. E. WARNER

ENGINEERS | ARCHITECTS | SURVEYORS

VIA EMAIL

michael.koch@cintimha.com

August 13th, 2025

Mike Koch | Manager – Design Services
Cincinnati Metropolitan Housing Authority (CMHA)
Real Estate & Construction Department
1627 Western Avenue
Cincinnati, OH 45214

Dear Mike,

Below are the responses to all questions submitted to REW from **08/04/2025 and 08/08/2025**. It is broken down by contractor to track the comments received. Please distribute responses accordingly.

Schiller:

1. The spec sheet for Toilet Accessories calls out shower seats. Looking through the plans, shower are not depicted. Do you have a count of how many you need?
 - **No revision necessary:**
 - **REW Comment:** This item was addressed on addendum 1 (07/30/25)

Graybach:

1. Confirm that low voltage, cabling, card access, security camera, AV, telecom, etc. is by Owner.
 - **No revision necessary:**
 - **REW Comment:** REW's scope is to show location of data outlets, card access. Cabling and telecommunications would be handled by the contractor in close coordination with CMHA
2. Confirm what the existing roof system is for roof work. Is there existing warranty to maintain?
 - **No revision necessary:**
 - **CMHA Comment:** The warranty is set to expire prior to start of construction.
 - **REW Comment:** Per existing drawings, the roof system is a composite roof.

3. Per Note #127 on Floor which states to install gypsum board on all exposed CMU surfaces in corridors, can you please clarify expectations in regards to :
- Thickness and installation method of drywall install
 - How to address the existing conditions and interfacing with surface mounted wire mold, electric / low voltage / fire alarm devices, etc.
 - Inset fire extinguisher cabinets
 - Details at door frames where drywall will be beyond plane of frame depending on thickness of drywall
- **Revision made:**
 - **REW Comment:** Information addressing items above has been added to addendum 2.
4. Fencing Questions:
- Is there a manufacturer or spec for the gates shown on L2022 and L2023?
 - Can the scope of work related to Keynote #6 on Sheet CD1001 be clarified in regards to removal and storage of existing fencing? It is not clear of the intent and scope.
 - Can a chainlink fence detail be provided for Keynote #1 pm CS1001?
- **Revision made:**
 - **REW Comment:** Information addressing items above has been added to addendum 2.
5. For the locksets do you know if they're wanting mortise or cylindrical to be quoted? The specifications call for both, but the hardware sets don't indicate which type.
- **Revision made:**
 - **REW Comment:** Information addressing items above has been added to addendum 2.
6. Do you know what Veneer/Finish/plastic laminate the wood doors need to be quoted? The specifications mentioned both veneered and plastic laminate doors, but don't indicate what doors should be provided as these. It also doesn't clarify which plastic laminate or veneer should be used
- **No revision necessary:**
 - **REW Response:** Follow door schedule for material and finish by door. For painted doors, reference opaque finish door specifications.
7. When looking at the floor plans there is several openings, mostly exterior, that look like they should be a new opening but do not have a door number labeled. Will any new door, frame, or hardware be needed at these locations? Nothing is shown on A5011 door schedule. Please reference plan page A1011. There are five exteriors on this page alone without labels and don't match the door schedule.
- **Revision made:**
 - **REW Comment:** addressed in addendum 2.

8. Openings 007A & 010 on floor plan page A1011 are labeled but aren't shown on the door schedule. Are these existing to remain or are we to provide new door, frame, and hardware for these openings? If so, could you provide material of door and frame needed.
- **Revision made:**
 - **REW Comment:** addressed in addendum 2.
9. Opening 006 is shown on the door schedule but not shown on the floor plans. Based on floor plans and demo plans should we assume this is the opening leading to room 006 on plan page A1001.
- **Revision made:**
 - **REW Comment:** addressed in addendum 2.
10. In unit type D, there's a pair of bypass closet doors that aren't tagged on the plan, nor are they on the door schedule. However, they're shown as being demoed on the demolition plans. Should we be including this typical opening? There are only six of these type D units on the project, so it's not going to make a huge impact but wanted to make sure we covered everything we need to. These are also the only closets that aren't just getting a curtain rod/curtain as the "door".
- **Revision made:**
 - **REW Comment:** addressed in addendum 2.
11. Can you please clarify what is the scope of work to be included for the bid for Low Voltage Cabling / Technology / AV / Access Control / Security --- In the Spec's (pg. 836) 3.3 Electrical Wiring and Connection Installation: B. Install signal and communication cable according to Division 27 Section "Communications Horizontal Cabling." This is the only area that I have seen anything for Division 27. Looking at the Spec's overview we can see Division 26 then jumps to Division 31, also looking through Division 26 we didn't see anything for Communications/ Security/ AV systems. Can you please provide these documents.
- **No revision necessary:**
 - **REW Response:** Low voltage is not part of REW's scope of work. Determined scope of work is to provide data outlet locations. Low voltage scope would be on a low voltage contractor.
 - **Per coordination with CMHA, card access at units are not considered low voltage, they are battery operated.**
 - **Entrance access is being replaced in place with a new panel/system reusing all existing wiring.**
12. The legend on L4010 calls out the hatching with the small dots to be Sod. However, pretty clearly the sod areas are shown on L4011 as the hatching with the small bird feet shapes, like the below. It is unclear what the scope of work is for the areas with the "SOD" hatching with the small dots shown on L4011 next to the building. See below in red. The civil plans do not line up with the landscaping plans for this, so it is unclear.
- **No revision necessary:**
 - **REW Response:** Addressed in addendum 1

Wallick Construction:

1. Is it the intent of CMHA to vacate the building while the switch gear is replaced.
 - **Revision made:**
 - **REW Comment:** An outline of a new electrical room has been added to the architectural drawings. GC to produce a cost based on square footage for their bid for CMHA review.
2. Request for the building ACM and LEAD report preformed by Midwest.
 - **No revision necessary:**
 - **REW Comment:** This item was delivered with addendum 1 (07/30/25)
3. The plans show to leave the window AC cages/sleeves in place and install a new window unit AC. Some of the window units have no cages, some of the window unit AC's are under sized for the cage/sleeve. -
 - **No revision necessary:**
 - **REW Comment:** The new units match the existing ones in width and height. The depth is 6" longer, contractor to provide appropriate support for each AC unit per manufacturer requirements. Cages to be provided at every window unit on the first floor, removed everywhere else.
4. Add alt for hollow core doors in units would be against the OHFA QAP of bed and bath being solid core, do you still want that alt to remain and be bid?
 - **No revision necessary:**
 - **REW Comment:** CMHA to review when bids are delivered.
5. Can you clarify that the unit registers water feeds are to remain throughout the building and are only being replaced within the mechanical room.
 - **No revision necessary:**
 - **REW Comment:** the feeds are to be replaced from the boiler room to the main branches. This is already reflected in the drawings.

HGC Construction:

1. There are no locations or quantities for the signage noted on the drawings, can signage locations/quantities be provided?
 - **Revision made:**
 - **REW Comment:** Information has been added to the documents.
2. There is specification section 055214 - Site Guard and Handrails, but nothing is shown on the drawings, are site railings required?
 - **Revision made:**
 - **REW Comment:** Existing to remain, section was removed from specifications.
3. Bathroom floors indicated CT-1, but no product is listed, please provide
 - **Revision made:**
 - **REW Comment:** New specification with performance requirements will be part of addendum 2. GC to provide product information and cost for CMHA to approve.

4. Shower walls and kitchen backsplashes show CT-2, but no product is listed, please provide
 - **Revision made:**
 - **REW Comment:** New specification with performance requirements will be part of addendum 2. GC to provide product information and cost for CMHA to approve.
5. Is this an OHFA project?
 - **Revision made:**
 - **REW Comment:** Yes, this is a mixed finance project, which includes LIHTC and OHFA. Note for OHFA was added to the cover sheet with a number TBD as this has not yet been generated.
6. The Unit and Common area drawings call for both wood base to be painted (note 108) and for new rubber base (note A114). What kind of base do you want in the units? What kind of base do you want in the corridors/common areas?
 - **Revision made:**
 - **REW Comment:** base to be painted wood with toe mold. No MDF. Alternate is to have rubber base on both, units and common areas and base bid are to be painted wood bases.
7. Do not see a floor spec. Should we use a standard glue down LVT that we would typically use in this setting?
 - **Revision made:**
 - **REW Comment:** Glue down is acceptable if it can go over existing.
8. Sheet A1001 – the ground floor restrooms are shaded with a LVT floor. Should that be LVT and rubber base or floor tile and tile base? For reference Sheet A1002 toilet 107 shows floor tile. LVT OK in common restrooms.
 - **Revision made:**
 - **REW Comment:** Residential should be ceramic tile (12 x 24) marble look with painted wood base and toe.
9. What color should the ranges, cooktops, refrigerators, hoods be, there are conflicting descriptions
 - **Revision made:**
 - **REW Comment:** Prefer stainless steel. Black OK if resistant to fingerprints.
10. Unit type B504S call for a 30" oven but the cabinet is only 29", please clarify
 - **Revision made:**
 - **REW Comment:** revised cabinetry to maintain existing layout.
11. A five-year warranty is noted, is that what is needed? Typical is one year
 - **Revision made:**
 - **REW Comment:** One year is what we typically CMHA sees.
12. Will the wall oven be ADA accessible, or are they to be ambulatory?
 - **Revision made:**
 - **REW Comment:** revised cabinetry to maintain existing layout

SECO Electric

1. Will fire alarm be replaced? Drawings show the fire alarm devices being demoed, but there is no specification for any replacements.
 - **No revision necessary:**
 - **REW Comment:** Electrical drawings show fire alarm devices and locations. Electrical contractor to coordinate alarm vendor to provide fire alarm system based on the drawings. Vendor to be responsible for all wiring, tagging, and panel identification and all components for a complete system. Submit to architect and CMHA for approval.
2. May load centers be used in the apartments in lieu of factory assembled panelboards? –
 - **No revision necessary:**
 - **REW Comment:** Contractor to install new complete panels with all rated components. Reuse of existing panel components is not permitted.
3. All drawings are marked "NOT FOR CONSTRUCTION". Will we be provided with the ability to be compensated for any changes made to the drawings between bid date and construction or contract date?
 - **Revision made:**
 - **REW Comment:** Note added to the coversheet: "ALL CHANGES TO THE DOCUMENTS AFTER THE BIDS ARE RECEIVED WILL FOLLOW THE CHANGE ORDER PROCEDURE"
4. The Ohio Building Code, Section 403.4.8.4 mandates that the power and lighting in a fire command center to have emergency power. Currently both are connected to a normal power source.
 - **No revision necessary:**
 - **REW Comment:** Fire alarm system should have a battery backup in case of outages. For construction issuance, fire command center outlets and lighting will be connected to a generator power panel.
5. Will the entire building be vacated at any point? Removing and replacing the main service switchboard could take anywhere from two to four weeks to accomplish.
 - **Revision made:**
 - **REW Comment:** An outline of a new electrical room has been added to the architectural drawings. GC to produce a cost based on square footage for their bid for CMHA review.
2. Working clearances and access to electrical equipment in accordance with the National Electrical Code section 110.26 need to be complied with. The location of several distribution panels is of concern with regards to front clearance, and the service switchboard needs an egress at each end of the equipment- a door that swings in the direction of egress and is equipped with panic
 - **No revision necessary:**

- **CMHA Input:** Alex and I walked the site after the pre bid and checked the area the contractor referred to – the area by the panels in the hallway leading to the laundry/storage area, near the trash chute doors are. There was more than 3 ft. clearance in front of the panels.
 - **REW Comment:** Client checked the area indicated by the contractor and found no issues with the clearances. Any specific issues found will be addressed as a change order.
6. Per NEC Article 210.8(D), twelve types of appliances required ground fault circuit interrupter protection; in that list are Vending machines, electrical rangers, wall mounted ovens, counter mounted cooking units, and clothe dryers. None of the circuit breaker for these items are shown on the panel schedule as having GFCI circuit breakers.
- **Revision made:**
 - **REW Comment:** Panel schedule legends for apartment unit panels on sheets E7001 and E7003 have been updated to indicate which breakers need to have GFCI protection. Article 210.8(D) only applies to outlets that are 150V or less so all ovens, cook tops, ranges and vending machines in this building are exempt from this rule.

Questions #5-10 were received past 08/08/2025 – below are responses to how address items for bid.

5. Note S10 on Sheet E0004 calls for three new post lights to match existing post lights. Existing post lights are obsolete and there is no way to match them, please advise. (E0004)
- **REW Comment:** For bidding purposes, contractor to provide labor and material costs to install light posts and fixtures. CMHA to provide an allowance cost in the budget for the new light posts and fixtures. The contractor that is awarded the project to provide similar light posts and fixtures for CMHA to approve. Keynote will be revised in a future issuance to state that the contractor will provide a “similar” post and fixture to the existing ones which must be approved by CMHA prior to installation.
6. 262416.2.1.E.4: This section requires “skirt” for surface mounted panel boards to conceal conduits. Is this really necessary? It will be significant price adder.
- **REW Comment:** Skirt requirement to be removed from the specification in a future issuance.
7. Note 40 on drawing E001 prohibits aluminum bussing from being used for electrical equipment, however specification section 262416.2.1.F.1 states tin-plated aluminum for panelboard busses. (262416.2.F.1, E0001)
- **REW Comment:** General notes will be updated in a future issuance to align with the specifications.
8. The single line on E6001 shows panels LC-Z and LC-AA as existing. ED6001 shows them being replaced, and note L9 calls for LC-Z to be replaced with a 60 space panel. There are no panel schedules for either panel, and what is replacing LC-AA? Is panel LC-Y on E6001 the same as LP-Y in the panel

schedule? Panel LC-WAWB is showing replaced according to ED6002, however there is no panel schedule for LC-WAWB. Panel LP-X is shown as being replaced according to ED6001, however there is no panel schedule for this panel as well (E6001, E6002, E7001, E7002, E7003, ED6001, ED6002)

- **REW Comment:**
 - The word "existing" will be removed from LC-Z and LC-AA in a future issuance.
 - LC-AA, LC-WA/WB and LP-X should be replaced with a panel that matches the ratings of the existing one found in the field as stated in single line general note 2 on sheets E6001 and E6002. Panel schedules for these will be provided in future issuance.
 - LC-AA is a 120/208V, 100A MLO panelboard. Provide for (3) 15A and (3) 20A single pole breakers. Match existing breakers.
 - LC-WA/WB is a 120/208V, 100A MLO split bus panelboard. Provide for (5) 15A and (7) 20A single pole breakers for the WA section. Provide for (4) 15A pole breakers for the WB section.
 - LP-X is a 120/208V, 225A MLO panelboard. Provide for (4) 15A and (34) 20A single pole breakers.
 - LC-Z panel schedule is found on sheet E7003.
 - LC-Y and LP-Y are the same panel. The naming will be adjusted so that they all show as LP-Y in a future issuance.
9. The 2023 NEW Article 215.18(A)(1) required surge protection for dwelling unit feeders and article 215.18(B) requires that protection to be in the dwelling unit panelboard. None of the dwelling unit panels show surge protection in their respective panel schedules. (E7001)
- **REW Comment:** Notes section of the panel schedules to be updated to reflect this in a future issuance.
10. E4001, Key note U5: this note calls for an Edwards #B-KHD-1000-PP Remote Phone Signal Flashing Light, typical of all mobility and sensory units. Due to the demise of copper phone line service, this item has been discontinued by the manufacturer with no replacement available.
- **REW Comment:** Keynote will be updated to describe it as a phone signal lamp. The model is to be selected by the low voltage contractor and approved by CMHA prior to installation.

IT Department Requirements:

1. Move existing office rack to the closet.
2. Move Alta Fiber demarcation to the closet. Demarcation for the units can also be in the closet if required but this will be separate from the office demarcation.
3. Network runs (Cat 6) to the closet from each computers in the basement room.
4. Network run (Cat 6) to the community room with a ceiling mount connection for future WiFi in this room.
5. Provide 24 port patch panel in the closet. Network runs to terminate in the patch panel.
6. Label all jacks and cables.
7. All data cables at the user connection are to terminate in a labeled data jack.

Revision made:

- **REW scope covers:**
 - Moving rack to the closet (item 1)
 - Data outlet locations to at items 3 and 4

REW scope does not include wiring, panel design, cable and/or jack designations.

Thanks.



Jose Rivera
Sr. Project Manager

End of response letter