

CARE Homes Renovation

The Port Authority of Greater Cincinnati
3 East 4th Street Suite 300
Cincinnati, Oh 45202

REQUEST FOR PROPOSALS

Section 1 General

Background Information

To promote homeownership in Hamilton County the Port of Greater Cincinnati Development Authority purchased 194 single-family homes from an out-of-town institutional investor. These properties will need varying amounts of work to prepare them to be sold to future owner occupiers.

To accomplish this the Port is looking for proposals from qualified contractors to complete remodels of both properties according to the standards listed in Section 5.

Section 2 Location

4717 Hamilton Ave
Cincinnati, OH 45223

Auditor's Link: <https://wedge.hcauditor.org/view/re/2000049000800/2016/summary?>

Section 3 Pre-Bid Renovation Conference

Date: November 29th, 2022

Time: 9:00 AM

A site walk-thru will be held November 29th, 2022 at 9AM at the property listed in Section 2. A representative from all interested General Contractors will be strongly encouraged to attend to access the existing property conditions and review the scope of work. If a representative cannot attend the scheduled walk-through, please email Andrew Fisher to coordinate different options.

Section 4 Proposals Due

Due Date: 12/12/2022

Refer all inquiries and submissions to:

Andrew Fisher

afisher@cincinnatiport.com

513.632.3723

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Section 5 Scope of Services

- I. Safety & Code Compliance
 - a. All applicable work practices in the OSHA Standard must be observed by the Contractor in completing the Scope of Services and any forthcoming, approved change orders; all applicable prohibitions in the OSHA Standards must be adhered to.
 - b. Contractor will be responsible for all necessary permits, plans, drawings, inspections, and related fees.
- II. General
 - a. All rotted wood on or in the home shall be removed and replaced.
 - b. All unlevel floors shall be leveled as possible.
 - c. Electrical systems shall be upgraded or repaired to meet code, at the discretion of the GC and the Port.
 - d. All HVAC equipment shall be serviced and repaired to meet code unless otherwise mentioned below.
 - i. All ductwork shall be secured to framing of the house. All register covers and louver vents will be secure to wall or flooring.
 - ii. A working thermostat will be located centrally in the house.
 - e. Existing plumbing shall be replaced or repaired to meet code as needed.
 - f. All interior doors shall be adjusted, repaired, or replaced to open and shut properly.
 - i. All door hardware should be operational. When determining if existing, but nonoperational, hardware should be repaired or replaced, the least expensive option should be chosen.
 - ii. All doors shall be repainted.
 - iii. All doors shall have a door stop.
 - g. Existing utility hookups for washer and dryer units should be inspected and any repairs needed should be made.
 - h. When possible, kitchen layouts should be preserved. New layouts can be offered in proposals that better use space or solve problems.
 - i. Any existing hookups for microwaves and dishwashers should be inspected and repairs made.
 - ii. Existing cabinets and countertops that are structurally sound, operational and can be cleaned should be preserved. Any needed new cabinets and countertops needed should be highlighted in the proposal.
 - i. Install adequate lighting throughout the home per code.

- j. All steps and handrails shall be repaired or replaced per code and painted where applicable.
- k. All windows shall be in working order. Working conditions include smooth operation, functional lock, and existing screens free of holes or tears.
- l. All interior trim and/or woodwork shall be repaired or replaced as needed with a consistent profile to match or complement existing pieces.
- m. All drywall and plaster walls and ceilings shall be repaired or replaced throughout.
- n. All painted surfaces prepared, primed, and painted to ensure consistent coverage with no bleed through or flashing.
- o. Provide smoke & carbon monoxide detector per code.
- p. Where possible the entryway, kitchen, dining room and all bathrooms shall have LVT or comparable flooring.
- q. Where possible bedrooms and walkways shall have carpet or comparable flooring.

III. Baths

- a. When possible, bathroom layouts should be preserved. New layouts can be offered in proposals that better use space or solve problems.
- b. Tubs, showers, and surrounds should be preserved and repaired except when restoration would be more expensive than replacing.
- c. Toilets should be preserved and repaired except when restoration would be more expensive than replacing.
- d. Vanities and mirrors should be preserved and repaired except when restoration would be more expensive than replacing.
- e. Provide bath specialties including robe hook, large towel bar, medium towel bar and toilet paper where necessary.
- f. All painted surfaces to be sanitized, prepared, primed, and painted to ensure consistent coverage with no bleed through or flashing.

IV. Exterior

- a. Damaged siding should be repaired and sealed with appropriate products. New siding should be painted to match existing color as best as possible.
- b. All debris, including construction debris, shall be removed from yard by completion of the project.
- c. Any overgrown vegetation cut back from the exterior of the house to ground level.
- d. Any negative grade sloped towards the house to be brought to the attention of the Port.
- e. Any exterior porch or decks must be secured, leveled.
- f. Handrail must be repaired or replaced to meet code.
- g. All exteriors must have additional security locks.
 - i. All exterior locks must be operable only by key from outside.
 - ii. All exterior doors must be keyed alike with all set returned to The Port upon completion.
- h. Fencing at front of property is to be removed with landscape repaired.