

## **CARE Homes Renovation**

The Port Authority of Greater Cincinnati  
3 East 4<sup>th</sup> 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**

811 McPherson Ave  
Cincinnati, OH 45205

Auditor's Link: <https://wedge.hcauditor.org/view/re/1760020016000/2016/summary>

#### **Section 3 Pre-Bid Renovation Conference**

**Date:** November 28<sup>th</sup>, 2022

**Time:** 9:00 AM

A site walk-thru will be held November 28<sup>th</sup>, 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

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

## **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 shall be serviced and repaired to meet code.
    - 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.
    - i. Water heater shall be replaced.
  - 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. Basement
- a. Walls and floors shall be finished in a manner to reduce water infiltration as much as possible.
  - b. Any major cracks shall be caulked.
  - c. Any partition walls in basement shall be demolished and debris removed unless otherwise noted.
  - d. Any additional material from previous ownership shall be removed.
- IV. 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.
- V. Exterior
- a. All debris, including construction debris, shall be removed from yard by completion of the project.
  - b. Any overgrown vegetation cut back from the exterior of the house to ground level.
  - c. Any negative grade sloped towards the house to be brought to the attention of the Port.
  - d. Any exterior porch or decks must be secured, leveled.
    - i. Front steps to be rebuild with pressure treated decking material.

- e. Handrail must be repaired or replaced to meet code.
- f. 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.