

MEET AND CONFER AGENDA

MEETING DATE: April 10, 2018
TIME: 9:00 A.M.
LOCATION: City of Cincinnati, 805 Central Avenue, 7th Floor
MEETING FACILITATOR: Nyemah Stark, Senior Community Development Analyst

ITEM **Price Hill Will Homesteading**

Developer: Price Hill Will
 Developer Main Contact: Jay Kratz, Director of Real Estate Development
 jay@pricehillwill.org
 Project City Analyst: Gary Boeres, Housing Supervisor
 (O) 513 352-6138
 Gary.boeres@cincinnati-oh.gov

Project Location(s): 4119 Flower Avenue, 1824 First Avenue, 1718 Wyoming Avenue, 1236 Rosemont Avenue
 Parcel ID#: 179-0078-0150-00, 181-0004-0083-00, 204-0A15-0152-00, 179-0074-0026-00
 Description: Price Hill Will is making four vacant homes code compliant for new owner occupants to complete repairs/improvements over time

Total Project Cost: \$240,241.00
 City Involvement: \$120,124.00
 City Funding Source: City Capital
 Section 3: NO
 Subcontracting Goal: SBE will apply
 Wage Determination: NO
 Wage Enforcement: YES
 Pre-Bid Meeting: April 6, 2018
 Bid Acceptance Date: April 15, 2018
 Bid Closing Date: April 30, 2018, noon
 Bid Packets Opening Date: April 30, 2018 at 3724 St Lawrence Avenue, Cincinnati OH 45205
 Project Anticipated Start Date: May 15, 2018
 Project Anticipated End Date: August 2018

Work to be bid (mark with an "x"):

General Contractor	x	HVAC	x	Siding	x	Elevator	
Surveying		Dry Wall	x	Inter. Painting	x	Landscape	x
Demo		Metals		Exter. Painting	x	Security	
Abatement/Environ		Doors		Driveway/Sidewalk	x	Extermination	
Site Work		Ceiling	x	Masonry		Clean-up	x
Framing - Rough		Windows	x	Foundation		Other (list below)	
Framing - Finish		Insulation	x	Concrete			
Electric	x	Flooring	x	Fire Suppression			
Plumbing	x	Roofing	x	Specialties			

Additional opportunities to bid may be available on the City's Open Data website, which can be found [here](#). Prior to bidding contractors must register as a City Vendor [here](#) if they have not previously registered.

INCLUDE AS ATTACHMENT: Plans Attached

Summary Scope of Work

Address: **4119 Flower Ave**
 Cincinnati, Ohio
 45205

The following summary scope of work to be performed at the property identified above

It's the responsibility of the contractor to get all permits for the project. All architectural and engineering drawings required are the responsibility of the contractor at his/her cost. All work is to be up to code and of excellent craftsmanship.

All materials and labor to be provided by the contractor unless otherwise specified in the scope of work

Masonry/concrete work

- Replace front sidewalk from porch to public sidewalk
- Repair public sidewalk

Roofing

- Replace missing shingles on the West side of the main roof
- Remove the rear soil stack on the East side of the main roof and patch hole

Exterior doors

- Install new compression weather-stripping on front door
- Replace the side door a pre hung steel replacement door unit. The door will have a 1/2 glass
- Install compression weather-stripping and an insulated glass unit in the existing kitchen door

Exterior windows

- Install new energy star rated white vinyl double hung windows in all window openings except the front bedroom and the living room picture window. No grids in the glass
- Trim exterior of windows as needed with aluminum trim coil

Exterior decks and railings

- Provide a railing to replace the existing at the front Eastern side of the house
- Provide new step treads on the stairs going from the ground to the new deck
- Remove the block pillars under the rear porch
- Provide footers or utilize existing footers for new posts
- Replace block pillars under the rear side porch with treated posts

HVAC

- Install a new furnace and ductwork as needed.
- Air conditioning costs to be provided as an option

General Plumbing

- Install a new soil stack from the basement to the roof for the 2nd floor bathroom. Tie into all existing plumbing
- Remove the rear soil stack from the roof and patch hole I the roof
- Provide new soil stack to the first floor kitchen with internal vents

Electrical

- Install a new breaker box to replace the existing breaker box's
- Install GFI circuits as needed in kitchen, bathroom, basement and laundry areas
- Repair light in the rear room off of the kitchen

Kitchen

- Install a new sink base cabinet to replace the damaged sink base cabinet

Drywall/Plaster

- Repair walls where plaster was removed to install new soil stacks for 2nd floor bath

Summary Scope of Work

Address: **1824 First Ave
Cincinnati, Ohio
45205**

The following summary scope of work to be performed at the property identified above. The Price Hill Will (PHW) Master Specifications, including the General Specifications as stated, are required to be performed.

It's the responsibility of the contractor to get all permits for the project. All architectural and engineering drawings required are the responsibility of the contractor at his/her cost. All work is to be up to code and of excellent craftsmanship.

All materials and labor to be provided by the contractor unless otherwise specified in the scope of work

Contractor is responsible to clean up and haul away all job-site debris.

Site prep

- Remove and haul away all carpet and tack strips in the first and second floor

Exterior windows

- Replace the broken glass in the kitchen casement window

HVAC

- Install a new furnace and ductwork as needed.
- Install a central air conditioning unit

Electrical

- Install a new breaker box to replace the existing fuse box
- Install GFCI's as needed in kitchen, basement and laundry areas See Spec 71

Summary Scope of Work

Address: **1236 Rosemont Ave
Cincinnati, Ohio
45205**

The following summary scope of work to be performed at the property identified above

It's the responsibility of the contractor to get all permits for the project. All architectural and engineering drawings required are the responsibility of the contractor at his/her cost. All work is to be up to code and of excellent craftsmanship.

All materials and labor to be provided by the contractor unless otherwise specified in the scope of work

Site prep

- Haul away all debris in basement first and second floor
- Remove all kitchen cabinets
- Remove and haul away carpets in the entire house
- Haul away jobsite debris as work progresses or provide jobsite dumpster

Exterior work

- Clean up debris in the back yard
- Remove bushes as needed to open yard up.

Roof work

- Replace all existing rubber roofs over the bathroom and all low-slope roof areas of house
- Install new shingles on front porch roof to match existing house roof as close as possible

Front Porch

- Replace the deteriorated 5/4 treated decking boards to entrance area to house as needed
- Install a treated wood step on front of the porch to cover existing cement step. New step will be centered at the proper height between ground and the existing porch deck.

Rear Porch

- Install a new railing on the existing deck and stairs

Exterior painting

- Homeowner to complete all exterior painting

Gutters

- Inspect the existing gutters and repair as needed

Siding

- Attach the bottom row of siding on driveway side of the building

Exterior doors

- Replace the existing front door with a similar wood entry door. New door to have a lockset and keyed alike deadbolt
- Install compression type weather stripping on the front door
- Repair the existing rear door and supply a new deadbolt
- Install compression type weather stripping on the front door
- Replace the door coming from the basement to the back-yard with a pre hung steel replacement door unit. The door can be a flush door.
- Provide a Bilco Door unit over the rear basement door entry

Exterior windows

- Install 4 glass block windows in the basement (front porch window to be determined) one glass block window to have a dryer vent
- Install new double hung energy star rated vinyl windows in all window openings. No grids in the glass
- Any exterior exposed wood on the new windows to be covered with aluminum trim coil
- Install 4 glass block windows in the basement one glass block window to have a dryer vent

HVAC

- Remove existing ductwork that is obsolete
- Install a new furnace and ductwork as needed
- Air conditioning costs to be provided as an option

General Plumbing

- Install new water and waste lines for the two bathrooms and kitchen as needed
- Check the toilet in the basement and if possible run a new water line and replace or repair the broken top.
- Restore entire plumbing system to good working order by replacing any missing or deteriorated supply or waste lines, vents and stacks, valves, traps, faucets, washers, toilet mechanisms, etc., with new materials. Rooter out clogged sewer lines so that the entire system is in good working order and ready for immediate use. Particular attention should be paid to the vertical stacks. If any deterioration is evident in the exposed portion of the stack, the entire stack is to be replaced. Proof of inspection and approval by the Plumbing Department of the Buildings & Inspections Department is required.
- Install new gas lines as needed for the kitchen oven, water heater, furnace and dryer.
- Install new gas water heating equipment. Replace with a new water heater sized to the required needs of the building occupancy. Provide a pressure relief valve properly vented to within 6" of the floor.
- Check basement floor drains and rooter as needed.

Electrical

- Utilize the existing breaker box.
- Install GFI circuits as needed in kitchen, bathroom, basement and laundry areas
- Replace all existing light fixtures with lights chosen by PHW. All lights will be of manufacture's middle of better grade. All light fixtures will be on the light fixture selection sheet, included in the scope of work packet.
- Add circuits, outlets, fixtures and switches to update the electrical system to current Code requirements for existing dwellings. Replace any; broken, worn, missing or otherwise defective lighting fixtures, switches, receptacles and cover plates. Remove all knob and tube wiring in basement area. Correct illegal run wiring and open splices. IBI Certificate of Approval for added wiring is required.
- Repair all electrical fixtures, switches and receptacles. Repairs to include correcting open splices and illegally run wiring, missing junction box covers and replacing pull chain fixtures over sinks with new switched fixtures. See Spec 73
- Provide hard-wired smoke detectors as needed
- Provide a light fixture and a switch on front porch.
- Check existing exterior security fixtures and rewire/repair as needed

Drywall

- Install furring strips on all the ceilings of the first floor as needed
- Install new drywall or repair walls, leave in a condition ready to paint
- Replace damaged ceilings and repair all walls as needed on the second floor of the house
- All walls to be primed and ready for top coat. Homeowner to paint/top coat all walls and ceilings.

Floor coverings

- Install underlayment and new linoleum in kitchen first and second floor bathroom
- Install new padding and carpet of a medium grade quality. PHW to approve color.

Insulation

- Provide insulation in the ceilings that need replaced in the second floor

Interior painting

- All walls to be primed and ready for top coat. Homeowner to paint/top coat all walls and ceilings.

specific rooms

Basement

- Power wash all walls and floor
- Any painting to be done by homeowner
- Check the toilet in the basement and if possible run a new water line and replace or repair the broken top.

Basement stairway

- Verify code compliant hand rails to basement
- Patch and repair walls as needed
- All walls to be primed and ready for top coat. Homeowner to paint/top coat all walls and ceilings

Basement Laundry area

- Provide water supply lines for the washing machine
- Provide water supply lines and faucets for the laundry tub
- Provide washer hook-ups at laundry tub. Spec 64
- Provide gas line for a dryer. Spec 65
- Provide a vent opening for the dryer exhaust.

First Floor

Living room

- Fur out the ceiling and install new drywall finish, sand and leave in a condition ready to paint
- Install new drywall or repair walls, finish, sand and leave in a condition ready to paint
- Remove loose paint on all moldings and trim and prime with white primer
- All walls to be primed and ready for top coat. Homeowner to paint/top coat all walls and ceilings.
- Install new padding and carpet of a medium grade quality. PHW to approve color.

Dining room

- Fur out the ceiling and install new drywall finish, sand and leave in a condition ready to paint
- Install new drywall or repair walls, finish, sand and leave in a condition ready to paint
- Remove loose paint on all moldings and trim and prime with white primer
- All walls to be primed and ready for top coat. Homeowner to paint/top coat all walls and ceilings.
- Install new padding and carpet of a medium grade quality. PHW to approve color.

Kitchen

- Fur out the ceiling and install new drywall finish, sand and leave in a condition ready to paint
- Install new drywall or repair walls, finish, sand and leave in a condition ready to paint
- Install new underlayment and sheet vinyl floor coverings. Floor covering needs to be approved by Price Hill Will representative
- Install a new laminate countertop on the kitchen cabinets
- Install new double bowl stainless steel sink, and hardware.
- Provide and install new cabinets in the kitchen layout to be provided
- Remove loose paint on all moldings and trim and prime with white primer
- All walls to be primed and ready for top coat. Homeowner to paint/top coat all walls and ceilings.

1st floor bathroom

- Remove loose paint on all moldings and trim and prime with white primer
- Install a new toilet
- Install new underlayment and sheet vinyl floor coverings. Floor coverings selection to be approved by Price Hill Will representative

Hallway to second floor

- Clean the walls as needed to prep for primer
- Patch drywall as needed including replacing the missing drywall in the ceiling
- Prime the wall as needed with primer, sealer, stain killer
- Install returns on the railing to be code compliant
- Replace the two windows at the top of the steps with vinyl replacement windows
- Install new padding and carpet of a medium grade quality. Floor covering to be approved by Price Hill Will representative.

2nd floor bathroom

- Install insulation as needed in the ceiling
- Patch drywall as needed including replacing the missing drywall in the ceiling

- All walls and wood trim to be primed and ready for top coat. Homeowner to paint/top coat all walls and ceilings.
- Install new underlayment and sheet vinyl floor covering on the floor. Floor covering needs to be approved by Price Hill Will representative
- Install a GFCI outlet
- Install a new vanity with sink and faucets
- Install a new mirror
- Install a new light bar over the mirror
- Install new faucets on the tub and inspect and repair drain lines as needed.
- Install insulation as needed in the ceiling

East bedroom

- Patch drywall as needed
- All walls and wood trim to be primed and ready for top coat. Homeowner to paint/top coat all walls and ceilings.
- Install new padding and carpet of a medium grade quality. Floor covering to be approved by Price Hill Will representative.

Center bedroom

- All walls and wood trim to be primed and ready for top coat. Homeowner to paint/top coat all walls and ceilings.
- Install new padding and carpet of a medium grade quality. Floor covering to be approved by Price Hill Will representative.

West bedroom

- Patch drywall as needed
- All walls and wood trim to be primed and ready for top coat. Homeowner to paint/top coat all walls and ceilings.
- Install new padding and carpet of a medium grade quality. Floor covering to be approved by Price Hill Will representative.

Summary Scope of Work

Address: **1718 Wyoming Ave
Cincinnati, Ohio
45205**

The following summary scope of work to be performed at the property identified above.

It's the responsibility of the contractor to get all permits for the project. All architectural and engineering drawings required are the responsibility of the contractor at his/her cost. All work is to be up to code and of excellent craftsmanship.

All materials and labor to be provided by the contractor unless otherwise specified in the scope of work

Site prep

- Haul away all debris in the first, second floor and basement

Exterior work

- Remove the black plastic drain lines from the front yard
- Check to see if existing cast iron drain lines can be opened up by rootering them out
- Remove the existing shutters on the front of the house, fill holes with caulking or mortar
- Remove the ivy on the rear of the house and repair the soffit as needed
- Remove the awning above the back porch

Masonry/concrete work

- Replace or raise the last section of sidewalk in front of the existing steps to proper height in relation to the existing steps

Exterior railings

- Replace the metal railing on the end of the porch

Exterior painting

- Scrape, prime and Paint all of the exposed wood trim on the front of the house
- The foundation and rear steps to be painted by the homeowner

Gutters

- Hang the existing loose gutters on the fascia of the house
- Install downspouts as needed and connect to existing drain lines or drain to grade (if permissible by code)
- Rooter out existing drain lines in the front of the house

Exterior doors

- Install a new pre-hung steel door unit front door with glass. The existing storm door will stay with the house
- Install a new pre-hung steel door unit with glass in the rear of the first floor adjacent to the kitchen
- Install a new wood solid core door in the rear of the basement going out to the back yard prime door. (the existing wood frame is supporting the brick work on the back of the house)
- Install a new insulated garage door on the rear of the house. The door to be plain with no glass

Exterior windows

- Install new energy star rated vinyl windows in all window openings except the window above the kitchen sink. Larger openings to be sliders. The windows on both sides of the fireplace to be single lite casement windows. Remaining windows to be double-hung windows. No grids in the glass
- Trim exterior of windows as needed with aluminum trim coil
- Install 4 glass block windows in the basement

General interior work

- All materials and labor to be provided by the general contractor.
- Contractor is responsible to clean up and haul away all job-site debris.

HVAC

- Remove existing ductwork that is obsolete
- Install a new furnace and ductwork as needed
- Air conditioning costs to be provided as an option

General Plumbing

- Install new water and waste lines for the two bathrooms and kitchen as needed
- Install a new toilet in the basement including water lines
- Restore entire plumbing system to good working order by replacing any missing or deteriorated supply or waste lines, vents and stacks, valves, traps, faucets, washers, toilet mechanisms, etc., with new materials. Rooter out clogged sewer lines so that the entire system is in good working order and ready for immediate use. Particular attention should be paid to the vertical stacks. If any deterioration is evident in the exposed portion of the stack, the entire stack is to be replaced. Proof of inspection and approval by the Plumbing Department of the Buildings & Inspections Department is required.
- Install new gas lines as needed for the kitchen oven, water heater, furnace and dryer.
- Install new gas water heating equipment. Replace with a new water heater sized to the required needs of the building occupancy. Provide a pressure relief valve properly vented to within 6" of the floor.
- Check basement floor drains and rooter as needed.
- Provide washer hook-ups at laundry tub.
- Install a new vanity in the first floor bathroom
- Bath tubs to remain
- Install new shower controls in the bathrooms
- 2nd floor toilet and all fixtures to remain, replace the basement and first floor toilet

Electrical

- Utilize the existing breaker box
- Install GFIs as needed in kitchen, bathroom, basement and laundry areas
- Basement lights to be provided by contractor
- Add circuits, outlets, fixtures and switches to update the electrical system to current Code requirements for existing dwellings. Replace any; broken, worn, missing or otherwise defective lighting fixtures, switches, receptacles and cover plates. Remove all knob and tube wiring in basement area. Correct illegal run wiring and open splices
- Repair all electrical fixtures, switches and receptacles. Repairs to include correcting open splices and illegally run wiring, missing junction box covers.
- Provide hard-wired smoke detectors as needed, or battery powered if allowable by code
- Check existing exterior security fixtures and rewire/repair as needed
- Price Hill Will to provide all of the needed lighting fixtures (except basement lighting to be provided by contractor). Contractor to install new light fixtures

Floor coverings

- All floors to be cleaned and remained ASIS, no new floor coverings in this house

Insulation

- Install insulation as needed in the floor of the attic and attic crawl spaces, and knee walls.
- Blow in additional fiberglass insulation in the attic and first floor crawl spaces
- Repair access opening that need to be created to gain access to some of the floors. (A cover panel on the opening would be fine)
- Remove the raccoon feces from the corner of the attic

Millwork & trim

- Any new trim to match the existing as close as possible

Interior painting

- Prep walls for future painting by homeowner

Specific rooms

Basement

- Remove the existing plaster from the ceiling
- Remove the chipping paint from the walls and prep walls for painting by homeowner
- Remove the tile from the floor

Basement front storage rooms

- Remove the chipping paint from the walls and prep walls for painting by homeowner

Basement stairway

- Remove the chipping paint from the walls and prep walls for painting by homeowner

Basement floors

- Remove the tile from the basement floor

Basement Laundry area

- Provide water supply lines for the washing machine
- Provide water supply lines and faucets for the laundry tub
- Provide washer hook-ups at laundry tub
- Provide gas line for a dryer
- Use existing vent opening for the dryer exhaust.

First Floor

Foyer

- Repair the front door to working order
- Repair the closet door in the front hallway (should just need a hinge pin)
- Remove the chipping paint from the walls and prep walls as needed for painting by homeowner

Living room

- Install new drywall to fill in the hole in the ceiling. Finish and sand in a condition ready for paint
- Remove the chipping paint from the walls and prep walls as needed for paint

Dining room

- Remove the chipping paint from the walls and prep walls for painting by homeowner

Kitchen

- Install a new laminate countertop on the kitchen cabinets
- Install new double bowl stainless steel sink, and hardware.
- Repair the existing cabinets as needed to working order
- Remove the chipping paint from the walls and prep walls for painting by homeowner
- Remove the door going from the hallway to the kitchen and use this door to replace the damaged door going into the basement. They are the same size and have the same handing

First floor bedroom

- Install new drywall to fill in the hole in the wall. Finish and sand in a condition ready for paint
- Remove the chipping paint from the walls and prep walls for painting by homeowner

1st floor bathroom

- Remove the chipping paint from the walls and prep walls for painting by homeowner
- Install new drywall to fill in the hole in the ceiling. Finish and sand in a condition ready for paint
- Remove the existing vanity and replace with a similar vanity with a new faucet and drain lines
- Install a new toilet
- Patch the tile as needed around the tub spout area
- Original tub to be cleaned up
- Install new shower controls and tub spout

Rear Hallway

- Remove the chipping paint from the walls and prep walls as needed for paint

2nd Floor

2nd floor closets

- Repair the plaster in the interior closets as needed
- Remove the chipping paint from the walls and prep walls for painting by homeowner

2nd floor bathroom

- Remove the chipping paint from the walls and prep walls for painting by homeowner
- Restore plumbing system as needed for all fixtures
- Install a GFCI outlet
- All fixtures in this bathroom to remain

South bedroom

- Remove the chipping paint from the walls and prep walls for painting by homeowner
- Repair replace door in the closet
- Repair or replace the damaged jambs. Utilize the existing door, replace or repair any missing hardware

North bedroom

- Remove the chipping paint from the walls and prep walls for painting by homeowner
- Repair or replace the damaged jambs. Utilize the existing door, replace or repair any missing hardware