

SCOPE OF WORK
2962 South Moreland Blvd., Cleveland, Ohio 44120
Case No. 2023-CVH-006315

I. Executive Summary

This Scope of Work is intended to guide Responses to the City's RFQ for the appointment of a receiver to abate nuisance conditions found to be existing at 2962 South Moreland Blvd. by ORDER of Cleveland Municipal Court – Housing Division. The following is a summary of recommendations for the preparation of a full nuisance abatement plan by a qualified applicant according to Ohio State Law as contained in Ohio Revised Code Chapter 3767.41(D):

Architectural

- Provide a 13R sprinkler system to the entire building of approximately eighteen thousand six hundred square feet (18,600 sf) including interior courtyard corridor in accordance with OBC and the International Fire Code (IFC).
- Provide fire alarm and smoke alarms in accordance with OBC and IFC.
- Provide fire partitions at separation walls.
- Provide horizontal fire partitions in all units.
- Provide handrails on both sides of all stairs.
- Replace Southern all 4 sets of courtyard stairs.
- Replace all courtyard guards of approximately forty-eight linear feet (48 LF) at first, second and third floors.
- Provide adequate accessible routes and widths within every unit.
- Provide blocking in restroom for future grab bars.
- Provide a new front awning or remove support changes.
- Replace all one-hundred fifty (55) windows with energy code compliant windows. Those windows within proposed sleeping areas shall meet the required emergency escape size if two exits are not provided.
- Provide all new building egress doors and sidelights including re-opening the blocked-in basement egress door on the North side.
- Provide a total of twenty-eight (28) new dwelling unit exterior insulated doors to meet current energy and egress requirements.
- Provide framing, gypsum wall board, finishes, trim and interior doors for the front eight (8) two-bedroom units.
- Remove paint and repair all walls in rear six (6) one-bedroom units.
- Provide kitchen buildout, plumbing fixtures and appliances in all units.
- Provide bathroom buildout and plumbing fixtures in all units.
- Replace all ceilings in all units, stairwells, common areas and courtyard corridor per required ratings.
- Replace and/or repair all flooring in all units, stairwells, common areas and courtyard corridor.
- Provide wall insulation to meet current energy requirements on all exterior walls.
- Provide attic insulation to meet current energy requirements of approximately four thousand square feet (1,600 sf) of area.
- Tear off the existing roof and replace it with a new roof with roofing up, over and under reset coping tiles.

Electrical

- Provide new 800 Amp (A) 240 Volt (V) – 1 Phase (P) – 3 Wire (W) electrical distribution to the building. Available services to be coordinated with the local power company.
- Provide new 800A 240V/1P-3W Meterbank with 800A main disconnect and (3) 6 meter socket sections – (14) with 125A/2P breakers for each unit and (1) with 200A/2P breaker for house loads – (3) with spaces for spare/future use.
- Install new grounding system in accordance with NEC 250.

- Provide new 125A 240V/1P – 30 circuit panelboard – service entrance rated with copper bussing. Grounding system to be inspected. Electrician shall provide new grounding system per NEC 250, as required, for each tenant.
- Provide new 200A 240V/1P – 42 circuit panelboard – service entrance rated with copper bussing. Grounding system to be inspected. Electrician shall provide new grounding system per NEC 250, as required, for each tenant.
- New LED lighting shall be provided throughout. Four inch (4”) recessed LED fixtures shall be provided in gypsum board ceiling. Two foot by four foot (2’x4’) LED lay in troffers to be provided in acoustical tile ceilings. Provide 6” recessed LED can lighting throughout dwelling units New lighting controls are to be provided to satisfy International Energy Conservation (IECC) standards.
- Provide new exterior mounted LED lighting on building with photocell control.
- Power to new HVAC system shall be provided and wired to new panel.
- A new fire alarm system shall be provided based on building use type per NFPA standards.
- A new telephone/data service to be provided to the space by local utility.

Mechanical

- Provide hydronic radiant heat throughout the building. Provide new central heating hot water boiler.
- Provide venting for new heating hot water boiler.
- Provide restroom exhaust fans.
- Provide kitchen exhaust via range hood or exhaust fan.
- Provide all new venting as required for new laundry room equipment.

Plumbing

- Provide new increased domestic water line size to serve building. Provide new water meter, backflow preventer and pressure reducing valve if required.
- Provide new plumbing fixtures throughout the building.
- Provide new central water heater to serve the entire building. Provide new venting.
- Provide new domestic hot water, domestic cold water, and domestic recirculation water piping throughout building.
- Scope and inspect below grade sanitary and storm piping prior to connection.
- Pressure/leak test all existing to remain natural gas piping.

Fire Protection

- Provide new fire suppression service and sprinkler piping throughout the building per NFPA 13 and NFPA 13R.
- Provide new fire alarm system per NFPA 72 and local authority having jurisdiction.

Structural

- Fully replace stairs and stair landings at the southwest stair at all levels.
- Provide new floor and wall framing within all bathrooms where existing framing was cut improperly for utilities.
- Remove paint from all atrium brick walls to expose and identify possible masonry repair needs.
- Remove paint, clean, and repaint all steel framing members at atrium balconies or replace with wood beams like the 1st floor balconies.
- Clean and seal atrium balcony wood framing to protect from continued exposure to the elements.
- Where exterior masonry basement walls and load bearing masonry walls have been demolished for utility runs grout solid.
- Repair exterior brick and demolished entrance canopy to fully enclose building.
- Tuck point masonry mortar joints at the exterior wall as well as masonry chimney structures on the roof. Alternatively chimney structures maybe demolished and capped.

OBSERVED CONDITIONS

Architectural

The architectural assessment was reviewed under the 2024 Ohio Building Code (OBC); 2024 Ohio Existing Building Code (OEB) chapter 3 (*Provisions for All Compliance Methods*) and chapter 5 (*Prescriptive Compliance Method*); and the Accessible and Usable Buildings and Facilities ICC A117.1—2017 (ADA). The building will be required to have a sprinkler system per OBC sections 420.4 and 903.2.8. Fire alarm and smoke alarms shall be provided per OBC 420.5. Fire partitions will be required at separation walls per OBC 420.2, horizontal separations of dwelling and sleeping units per OBC 420.3.

All three stairs were observed with only one handrail and are required to have handrails on both sides per OBC 1011.11.

Open risers were observed on the Southern courtyard stairs and are not allowed per OBC 1011.5.5.3. Courtyard corridor guards were not forty-two inches (42") in height per OBC 1015.3 and had openings that a four inch (4") sphere could pass through per OBC 1015.4. All building dwelling units shall be Type B units per OBC 1108.6.2.2.2. This may potentially be reduced per OEB 306.7.1.1 - disproportionate costs and alternative compliance section.

Requirements include at least one accessible route connecting all spaces and elements that are a part of the unit (ADA 1104.3.2), clear widths of thirty-two (32") or more (ADA 1104.4.1), reinforcement provided for the future installation of grab bars and shower seats at water closets, bathtubs and shower components (ADA 1104.11.1), and all clearances per ADA 1104.

The front East side was missing a front entry awning and has two, partially attached, support chains hanging down.

Wood windows with single pane glass and exterior wood doors with single pane glass do not meet the current Ohio Energy Code. The rear Southwest egress door is boarded up. The basement egress stair door was blocked-in. OBC 1031.2, requires emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet, minimum 24 inches high and 20 inches wide in all sleeping rooms above first floor.

Interior wall coverings are missing, moisture-damaged or had damaged finishes. Interior framing is missing in the front eight units. In all units, ceilings are not a horizontal fire separation. All flooring of exposed wood planks and vinyl composite tiles are all in need of refinishing or replacement. No insulation was observed in walls or attic. There were no kitchens, bathrooms, or plumbing fixtures in any unit.

The existing roof assembly of rolled asphalt was observed to be improperly installed and in disrepair. The roofing did not go up, over and under clay coping tiles. There were areas where the clay coping tiles were not in place. The attic did not have means of ventilation per OBC 1202.2.1.

Water damage was observed at the East unit number eight and courtyard corridor.

Electrical

The existing building electrical service from the street to the meter has been disconnected. There is currently no electrical service provided to the building. A 400A disconnect and (2) 4 section meterbanks were observed within the premises but not installed. Various first energy meters were observed loose throughout the building.

Each unit was equipped with a 120/240V single phase load center panel however, the bus section, breakers and associated wiring have all been removed. The main feeders to the panel were cut at the frame and did

not appear to land at the assumed electrical room. Branch circuit wiring was cut at the frame but was in tact from frame to lighting, receptacles, etc.

Surface mounted socket lighting with glass domes was observed throughout the space. The majority of bulbs and domes were removed or damaged. Light switches were installed and wired throughout. Exit signage was observed in common areas.

Fire alarm devices were installed throughout the building such as smoke detectors however, no main fire alarm panel was observed.

Telephone services were observed at the exterior of the building with connection points throughout each apartment.

Mechanical

The original heating needs of the building was served by a steam boiler and radiators throughout the building. The existing boiler is from 2003 and is nearing its expected useful life expectancy. There is existing steam and condensate piping distribution throughout the building and exposed in some areas with or without insulation. It is recommended that all insulation be tested for Asbestos. All steam radiators have been removed from the building leaving abandoned pipe stubs throughout the space.

The existing restroom currently do not have any exhaust fans. The existing kitchens currently do not have any exhaust provisions. Per table 403.3.1.1 in the Ohio Mechanical Code, 50 CFM of exhaust shall be provided per restroom and 100 CFM of exhaust shall be provided per kitchen.

Plumbing

Throughout the building, all old plumbing fixtures and the majority of the domestic water piping was removed. The existing sanitary and vent system appears to be a combination of cast iron, lead and galvanized steel. The existing central water heater was disconnected and removed.

The existing domestic water service and meter is located under the front entry of the building and appears to be 1". This is most likely undersized for a building of this size. No backflow preventer or pressure reducing valve was visible.

There is an existing natural gas meter bank within the building that serves the old gas ranges, the steam boiler and previously demolished water heater within the building. The meter bank appears to be in good condition. The natural gas piping appears to be in adequate condition as well.

Fire Protection

There is currently no fire suppression or fire alarm devices within the building.

Structural

In general, the existing building is considered to be in good structural condition, with the exception of a few limited areas. The existing building consists generally of 2x10 historic rough cut wood floor and framing at 16" on center Framing span directions vary at the eastern portion of the building and generally span east-west at the western portion of the building. Floors are constructed of wood plank flooring over top of the wood joist framing. Wood framing is supported by either interior stud walls or brick masonry walls. Exterior building walls are generally brick on the exterior and vary as brick or clay tile on the interior side.

The floor and roof framing were observed to be in good condition in most areas and are believed to be the building's original wood construction with limited modifications. The floor framing in existing bathroom areas where bathtubs were once located were observed to be in poor condition. The wood framing at the southwestern stairwell was also identified to be in poor condition due to exposure to the elements. The

balcony framing within the interior open air atrium of the building was observed to be in decent condition but signs of organic growth was visible.

The exterior brick of the building was also noted to be in fairly good condition. There were minor areas of the exterior brick that were observed to require crack repair or tuck pointing of masonry joints. The masonry walls of the open-air atrium at some point in the past were painted white. Painting of clay brick can be source of accelerated brick deterioration due to the enclosure of moisture into the brick. The paint was observed to be peeling in several areas.

Lastly, in a handful of areas the demolition of the exterior brick walls was observed in order to install utility piping and where located in exterior basement walls or bearing walls can cause a structural issue.