

<b>CHALLENGE GRANT/MILWAUKEE HOME PROGRAM</b>	September 14, 2016
<b>RESIDENTIAL REHABILITATION AT 3875 N. 4th St.</b>	
<b>SCOPE OF WORK</b>	2 Bedroom Duplex
Notes:	
The contractor is responsible to field verify all measurements, the amount of materials needed, and the number of windows in the building. If any item in this scope calls for a certain manufacturer, model number, or approved equivalent of a particular item, and that item is to be substituted, both NIDC and the owner must approve the substitution in writing as a part of the contract.	
Airborne asbestos fibers, if encountered, have been determined to be hazardous to one's health. Contractor's attention is directed to OSHA 1926.1101 and all revisions regarding asbestos. This Scope of Work does not include asbestos abatement. The Owner has not conducted asbestos testing. Contractor is to be alert to any asbestos-containing materials that may be encountered during the construction process. Contractor is to report any suspect materials to the Owner immediately and suspend work in the area immediately adjacent to the suspect materials. Owner will provide testing of suspect materials. If suspect materials are found to contain asbestos, then Owner may negotiate a change order with the Contractor for asbestos abatement or may procure asbestos abatement under a separate contract with another contractor.	
Lead Related Work: Any task that disturbs a previously painted surface shall be performed by properly certified personnel and follow the State of Wisconsin Department of Health Services Administrative Code <b>Chapter DHS 163</b> regarding the certification for the identification, removal and reduction of lead-based paint hazards (Pb).	
The document titled "Technical Specifications and Performance Standards" included in the bid documents is the specification and performance standard applicable to all Housing Authority of the City of Milwaukee (HACM) home rehabilitation under the Challenge Grant/Milwaukee Home Program. All sections in these specifications are applicable to all the work listed in the scope of work. The "Spec Section" indicated in the individual scope items is for reference only.	
<b>Scope of Work Item</b>	<b>Note</b>
<b>SITWORK</b> (Spec Section: 02000)	
Remove fence in front yard	
Patch and repair concrete walk on south side	
Replace garage with concrete parking pad	
Remove bushes and trees down backyard fence line	
Repair flower bed in back yard	
<b>MASONRY</b> (Spec Section: 04000)	
Tuckpoint foundation as needed	
Tuckpoint brick columns at front porch as necessary	
Install new glass block windows in basement openings, include two vented	
<b>THERMAL AND MOISTURE PROTECTION</b> (Spec Section: 07000)	
Tear off and install new roof complete (porches and overhangs included) including min. 7/16" OSB decking over existing roof deck or 5/8" OSB without existing deck (retain/repair existing at soffit), ice/water shield, 15# felt, all necessary flashings and vents, dripedge, and dimensional shingles with a minimum 30 year warranty.	
Install new seamless aluminum gutters and downspouts, cap all sewer inlets and extend spouts	
Remove and replace siding. Replace with vinyl siding, style equivalent to existing, over Tyvek building wrap. Color choice from standard palette by owner	
<b>EXTERIOR MILLWORK</b> (Spec Section: 06000, 07000, 09000)	
Remove all existing phone and cable wire (and satellite dish if nec.) from exterior	
Scrape, prep, prime and paint (2 coats) all exterior wood surfaces	Pb
Repair soffit and fascia - replace all rotten wood	
Replace front porch and handrails	Permit Required
Refinish wood upper columns	
Remove jump porch if all 2nd floor bedrooms can be provided a window with a clear 20"x24" opening. If not, replace jump porch (Permit required if jump porch replaced)	
Provide and install new address labels at front and back entrances	

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<b>ELECTRICAL</b> (Spec Section: 15000, 16000)	Permit Required
Provide new electrical service or replace meter socket as necessary	
Install modern electrical wiring to outlets throughout, all outlets to be grounded and GFCI's per code, ensure any existing wiring is code compliant and functioning properly	
Replace all outlets and switches	
Provide and install new interior and exterior lighting fixtures throughout	
Install alarm system complete including two door alarms and two motion detectors	
Install new cable tv wiring to LR and all BRs with distribution boxes in basement	
Install hardwired smoke and CO detectors per code	
<b>HVAC</b> (Spec Section: 15000)	Permit Required
Repair or replace ductwork throughout, ensure properly sized for new furnace	
Install new high-efficiency (92% min.), direct-vent furnace per specifications	
Replace register grates where missing or damaged	
<b>PLUMBING</b> (Spec Section: 15000)	Permit Required
Install new Pex supply lines and PVC drains and vents throughout	
Install (2) new 40 gal. minimum direct-vent water heaters	
Install new two compartment kitchen sink (SS drop in, min. 20 guage) and faucet in both kitchens (approved by owner)	
Install new low-flow toilets in all bathrooms	
Install new pedestal lav and faucet in all bathrooms	
Install new 1-piece tub, surround and bath/shower faucet in all baths if possible. If tile, clean and repair tile and reglaze tub, replace bath/shower faucet and controls	
Demo concrete laundry tub	
Install (2) new laundry tubs and faucet in basement	
<b>DOORS and WINDOWS</b> (Spec Section: 07000)	
Install new solid wood doors throughout interior to match existing as near as possible (see spec)	
Replace all existing windows with MHD vinyl replacement windows. Tempered glass required in hallways and bathrooms. Glass block with vent is an acceptable window replacement in bathrooms	Pb
Verify 2nd flr bedroom windows can be replaced by windows with min. 20"x24" clear opening	
Replace exterior storm and entrance doors including hardware and weather striping	
<b>FRAMING and DRYWALL</b> (Spec Section: 09000)	
Patch and repair plaster throughout. (Note: include repairing any cutouts made for utility improvements)	
Repair 2nd floor ceiling and floor water damage	
<b>INTERIOR MILLWORK AND SPECIALTIES</b> (Spec Section: 06000, 09000)	
Replace interior trim, or provide new where needed, to match existing	
Install code compliant handrails at all stair locations	
Remove 1st floor built in kitchen cabinets. Provide & install approx. 10 lf of new kitchen cabinets	
Repair existing 2nd floor kitchen built-in cabinets. Provide and install approx. 5 lf of new kitchen cabinets	
Install shelf and closet rod in each bedroom closet	
Install tissue dispenser, towel rack, and robe hook at both baths	
<b>INTERIOR FINISHES</b> (Spec Section: 06000, 09000)	
Sand and refinish existing hardwoods throughout. Repair if necessary	
Remove existing carpeting throughout. If hardwoods repair if necessary, sand and finish. If subfloor, repair subfloor if necessary, replace carpeting (Selection by owner)	

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Tile, vinyl, and linoleum should be left in place. Tile should be cleaned and salvaged if possible. Vinyl and linoleum will be covered with vinyl sheet material (selection by owner) unless the existing flooring damaged or uneven.	
Provide and install new Plam kitchen tops (Selection by owner)	
Paint all interior walls and ceilings two coats, include allowance for (2) accent walls per unit (color selection by owner)	
Paint all trim, two coats (color selection by owner)	
Maintain 2 unit storage partition in basement. Remove all other partitions.	
<b>HARDWARE (Spec Section: 09000)</b>	
Install cabinet knobs and pulls at kitchen and bath	
Install new door hardware throughout	
Install doorstops at all necessary locations	
Remove all miscellaneous hardware throughout, i.e.: hooks, curtain rods, brackets, etc.	
End of Scope	