

<b>CHALLENGE GRANT/MILWAUKEE HOME PROGRAM</b>	Wednesday, March 16, 2016
<b>RESIDENTIAL REHABILITATION AT 3420 N. 1st St.</b>	
<b>SCOPE OF WORK</b>	
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 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 (Spec Section 02000)</b>	
Remove shrubs at front entry and all small trees growing in fence rows and between houses	
Replace existing side yard wood/wire fence with chain link fence to match existing chain link fence. New front yard gate.	
Replace existing concrete patio in backyard with new topsoil and seed.	
Replace existing concrete walk and steps from public sidewalk to alleyway	
<b>MASONRY (Spec Section 04000, 09000)</b>	
Remove existing chimney to below roofline	
Remove existing paint from exposed concrete and repaint block at building perimeter and tuckpoint block foundation as needed	Pb
Clean mold/mildew from interior of basement walls	
<b>THERMAL AND MOISTURE PROTECTION (Spec Section 07000)</b>	
Tear off and install new roof complete at home and garage (porches and overhangs included) including min. 3/8" 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. **note: nails should not penetrate any open soffits	
Install new seamless aluminum gutters and downspouts, cap all sewer inlets and extend spouts per code	
<b>EXTERIOR MILLWORK (Spec Section 06000, 07000, 09000)</b>	
Repair wood front porch - including providing code compliant handrails and guard rails.	
Replace soffit, fascia and gutter board at south side of house	
Remove all existing phone, cable devices, boxes and wire from exterior	
Scrape, prep, prime and paint (2 coats) all exterior wood surfaces including porch ceiling, soffits and window and door trim	Pb
<b>GARAGE (Spec Section 06000, 07000, 08000, 09000)</b>	
Install new siding - board up window. Install address labels.	
Install new prehung and prefinished metal insulated door.	
Repair or replace fascia and soffit - prep and paint	Pb
Instal new overhead door - repair frame if needed.	
Re-roof garage.	
<b>ELECTRICAL (Spec Section 06000, 07000, 09000)</b>	Permits Required
Provide modern electrical wiring per code throughout, all outlets to be grounded and GFCI's as needed	
Replace all outlets and switches	
Provide new 100 amp main electrical panel in basement	
Replace ceiling and wall scone lighting fixtures both interior and exterior, including garage	

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Install alarm system complete including two door alarms and two motion detectors	
Install new cable TV wiring with distribution in basement to LR and all BRs	
Install hardwired smoke and CO detectors per code	
Install dryer outlet at basement	
<b>HVAC (Spec Section 15000)</b>	Permits Required
Repair or replace ductwork throughout, properly size for new furnace	
Install new high-efficiency (92% min.), direct-vent furnace per specifications	
Replace register grates where missing or damaged	
<b>PLUMBING (Spec Section 15000)</b>	Permits Required
Provide new Pex supply lines and PVC drains throughout, existing stack may stay	
Provide new high-efficiency, direct-vent 40 gallon gas water heater	
Provide new low-flow toilets in bath	
Provide new vanity and sink top in bath	
Reglaze bathtub	
Replace faucet and showerhead at existing tub	
Provide new two compartment kitchen sink (SS drop in, min. 20 guage)	
Provide new sink faucets in kitchen and bath	
Provide laundry tub and washer hookups in basement including faucets and valves	
<b>DOORS and WINDOWS (Spec Section 07000)</b>	
Replace all existing windows with new vinyl double-hung windows per MHD specifications. Install tempered glass at stairs and bathrooms.	
Install new glass block windows in basement openings, include two vented	
Replace side exterior door, jamb and trim. Paint two coats	
Remove all window and door glass decals and advertisements	
Remove existing window awning at front elevation	
<b>FRAMING and DRYWALL (Spec Section 09000)</b>	
Remove damaged flaking paint from walls and ceiling throughout including basement. Replace damaged plasterboard. Skim coat damaged areas with plaster or drywall compound. Repair drywall as needed after mechanical installations. Repaint existing ceiling and wall areas two coats	
Repaint crown molding that has been painted	
Refinish all wood doors, cabinetry and trim that has been stained sealed and varnished	
Remove wallpaper from kitchen and prepare wall for painting	
<b>INTERIOR MILLWORK AND SPECIALTIES (Spec Section 06000, 09000)</b>	
Provide missing handrails to match existing at all stair locations	
Install shelf and closet rod in each bedroom closet	
Provide tissue dispenser and towel rack at bath	
Provide semi-recessed medicine cabinet 24"x 36" with mirror at bath over vanity	
Replace missing wood pantry door in the kitchen to match existing. Finish to match existing and provide new hardware to match existing	
Provide new kitchen cabinets	
Provide sister rafters and new top plate at south west corner of attic	Permits Required
<b>FLOORING (Spec Section 09000)</b>	
Sand and finish all existing first floor wood floors	
Provide new sheet vilyl flooring at first floor kitchen and bath areas - repair subfloor as needed	
<b>HARDWARE (Spec Section 09000)</b>	
Install cabinet knobs and pulls at kitchen and bath	
Provide appropriate new exterior and interior knobs/locksets throughout	
Install doorstops at all necessary locations	
<b>End of Scope</b>	