

CHALLENGE GRANT/MILWAUKEE HOME PROGRAM	Wednesday, March 16, 2016
RESIDENTIAL REHABILITATION AT 3629 N. 3rd St.	
SCOPE OF WORK	
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 previously painted surface shall be performed by properly certified personnel and follow the State of Wisconsin Department of Health Services Administrative Code Chapter DHS 163 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.	
Scope of Work Item	Note
SITWORK (Spec Section: 02000)	
Remove backyard (west) wooden fence. Sideyard wood fence to remain	
Remove existing front yard chain link fence and all small trees growing in fence. Remove small trees growing in backyard chain link fence	
Replace existing concrete patio in backyard with new topsoil and seed.	
Replace existing concrete steps and slab leading to the front porch and from main entry to drive way.	
Remove all existing trees in back of house that are obstructing the house and utilities wires and remove vines that are growing on the house.	
MASONRY (Spec Section: 04000)	
Tuckpoint chimney	
Tuckpoint block foundation as needed	
THERMAL AND MOISTURE PROTECTION (Spec Section: 07000)	
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, drip edge, and dimensional shingles with a minimum 30 year warranty. **note: nails should not penetrate open soffit	
Install new seamless aluminum gutters and downspouts, cap all sewer inlets and extend spouts per code	
EXTERIOR MILLWORK (Spec Section: 06000, 07000, 09000)	
Replace all existing aluminum siding with new vinyl siding. Repair any wood siding before installing vinyl siding.	
Scrape, prep, prime and paint (2 coats) all exterior wood surfaces including porch ceiling, soffits and wood shakes	Pb
Repair large hole in wall by back door	
Repair porch ceiling	
Remove all existing phone and cable wire from exterior	
ELECTRICAL (Spec Section: 15000, 16000)	
Install modern electrical wiring per code throughout, all outlets to be grounded and GFCI's as needed	Permits Required
Replace all outlets and switches	
Provide and install new lighting fixtures throughout	
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 smoke and CO detectors per code	
Install dryer outlet at basement	

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HVAC (Spec Section: 15000)	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	
PLUMBING (Spec Section: 15000)	Permits Required
Install new Pex supply lines and PVC drains throughout, existing stack may stay	
Install new high-efficiency, direct-vent 40 gallon gas water heater,	
Plumb new upstairs bath layout per drawing	
Install new low-flow toilets in both baths	
Install new vanity and sink tops in both baths	
Replace first floor tub and faucets and shower head and tub surround remove grab bars	
Provide new bath tub and controls at second floor bathroom	
Install new sink faucets in both baths	
Provide and install new double bowl sink at kitchen (SS drop in, min. 20 gauge)	
Install laundry tub and washer hookups in basement	
DOORS and WINDOWS (Spec Section: 08000, 11000)	
Replace all existing windows with new vinyl double-hung windows per MHD specifications. Install tempered glass in stair and bathrooms.	
Install new glass block windows in basement openings, include two vented	
Replace front exterior door, threshold, jamb and trim. Paint two coats	
Replace side exterior door, jamb and trim. Paint two coats	
Install new solid-core pre-hung interior doors where missing	
FRAMING and DRYWALL (Spec Section: 09000)	
Jack wood structural divider beam and joists to level at center of basement ceiling	
Repair drywall as needed after mechanical installations. Patch and repair plaster throughout. Paint all walls two coats	
INTERIOR MILLWORK AND SPECIALTIES (Spec Section: 06000, 09000)	
Replace existing first floor vinyl flooring with new vinyl sheet flooring	
Clean mold/mildew from interior basement walls	
Repair and paint built in buffet cabinets both floors	
Repair clean and paint all walls and wood trim that was painted	
Repair or replace all wood steps and provide vinyl stair treads	
Remove all existing first floor carpet. Sand and finish wood floor below carpeting that was removed	
Provide new carpet at all second floor rooms except new sheet vinyl flooring at bathroom	
Install missing handrails at all stair locations	
Install shelf and closet rod in each bedroom closet	
Install tissue dispenser and towel rack at both baths	
Install wall mounted mirrors 36"x24" at each bath over vanity	
Provide new counter top at both first floor kitchen cabinets	
Remove second floor kitchen cabinet	
HARDWARE (Spec Section: 09000)	
Install cabinet knobs and pulls at kitchen and bath	
Install appropriate new interior knobs/locksets throughout	
Install doorstops at all necessary locations	
End of Scope	